

## **Electoral Area Services Committee**

**Thursday, March 14, 2019 - 12:00 pm**

**The Regional District of Kootenay  
Boundary Board Room, RDKB Board Room,  
843 Rossland Ave., Trail, BC**

### **A G E N D A**

1. CALL TO ORDER
2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

**A) March 14, 2019**

**Recommendation:** That the Electoral Area Services Committee meeting agenda be adopted as presented.

3. MINUTES

**A) February 14, 2019**

[Electoral Area Services Committee - 14 Feb 2019 - Minutes - Pdf](#)

**Recommendation:** That the Electoral Area Services Committee meeting minutes from February 14, 2019 be adopted as presented.

4. DELEGATIONS

5. UNFINISHED BUSINESS

**A) Liquor & Cannabis Referral Fees and Procedures**

**RDKB File: F-7**

[2019-03-14 LCRB-Policy EAS2](#)

**Recommendation:** That the proposed amendment to the Fees and Procedures Bylaw No. 1231 to include policy for referrals from the Liquor and Cannabis Regulation Branch be received and further, that staff directed to draft an amendment bylaw for presentation to the

RDKB Board of Directors.

6. NEW BUSINESS

- A) **JGC Choi Investment Ltd.**  
**RE: Development Variance Permit**  
502-12th Avenue, Genelle  
RDKB File: B-2404-06291.000  
[2019-02-07 GenelleTempo-DVP EAS](#)

**Recommendation:** That the Development Variance Permit application submitted by Permit Solutions Inc., on behalf of JGC Choi Investments Ltd., to allow for a variance in the number of permitted signs from two (2) signs per parcel to six (6) signs per parcel to construct two (2) new signs and replace four (4) signs on the property legally described as Lot 1, Block 4, Plan NEP2423, DL 2404, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

- B) **Randy and Sandy Gniewotta**  
**RE: Development Variance Permit**  
7815 McRae Road, Christina Lake  
RDKB File: C-4037s-07285.070  
[2019\\_03-DVP Gniewotta EAS](#)

**Recommendation:** That the Development Variance Permit application submitted by Randy Gniewotta to allow for a variance of 2 m in height from 4.6 m to 6.6 m to construct an accessory building on the property legally described as Lot 1, Plan KAP51313, DL 4037s, SDYD, Electoral Area 'C'/ Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

- C) **Randy and Jackie Gogowich**  
**RE: Development Permit**  
1912 West Lake Drive, Christina Lake  
RDKB File: C-1021s-04542.000  
[2019-01-29 Gogowich-DP EAS](#)

**Recommendation:** That the staff report regarding the Development Permit application submitted by Weiland Construction on behalf of

Randy and Jackie Gogowich to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Lot 8, Plan KAP7442, DL 1021s, SDYD, Electoral Area 'C'/ Christina Lake, be received.

- D) **Carmi Creek Holdings Ltd.**  
**RE: Ministry of Transportation and Infrastructure Subdivision**  
West of Hwy 33, south of Carmi  
RDKB File: E-2358-05134.001  
[2019-02-05 MOTI EAS](#)
- E) **Sample Floodplain Covenant**  
[Sample Standard Floodplain Covenant](#)
- F) **Expenses breakdown for Directors**  
(Director Grieve-Discussion)
- G) **Discussion on EA Directors' support for each other.**  
(Chair Worley)
- H) **Grant in Aid Report**  
[2019 Grant in Aid as of March 5th](#)

**Recommendation:** That the Grant in Aid report be received.

- I) **Gas Tax Report**  
[Gas Tax Agreement EA Committee \(February 28, 2019\)](#)

**Recommendation:** That the Gas Tax Report be received.

- 7. LATE (EMERGENT) ITEMS
- 8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS
- 9. CLOSED (IN CAMERA) SESSION
- 10. ADJOURNMENT



## **Electoral Area Services Committee Minutes**

Thursday, February 14, 2019  
RDKB Board Room, 2140 Central Ave., Grand Forks, BC

### **Directors Present**

Director Linda Worley  
Director Grace McGregor  
Director Roly Russell  
Director Vicki Gee  
Director Ali Grieve – via teleconference

### **Staff Present:**

Mark Andison, Chief Administrative Officer  
Beth Burget, General Manager of Finance  
Donna Dean, Manager of Planning and Development  
Maria Ciardullo, Recording Secretary

### **CALL TO ORDER**

Chair Worley called the meeting to order at 4:30 p.m.

### **ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

#### **February 14, 2019**

Moved: Director McGregor

Seconded: Director Russell

That the February 14, 2019 Electoral Area Services Agenda be adopted as presented.

Carried.

### **ELECTION OF VICE-CHAIR**

Committee Chair Worley called a first time for nominations for the position of Vice Chair of the Electoral Area Services Committee for the year 2019.

Moved: Director Russell

That Director McGregor be nominated as Vice Chair of the Electoral Area Services Committee for the year 2019.

Director McGregor accepted the nomination.

Committee Chair Worley called a second time for nominations for the position of Vice Chair of the Electoral Area Services Committee for the year 2019.

Committee Chair Worley called a third time for nominations for the position of Vice Chair of the Electoral Area Services Committee for the year 2019.

Hearing no further nominations, Director McGregor was declared, by acclamation, Vice Chair of the Electoral Area Services Committee for the year 2019.

### **MINUTES**

#### **January 24, 2019**

Moved: Director Russell

Seconded: Director Gee

That the January 24, 2019 Electoral Area Services Minutes be adopted as presented.

Carried.

### **DELEGATIONS**

There were no delegations in attendance.

### **UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

**Sharon and Patrick Walls**

**RE: Floodplain Exemption**

3173 East Lake Drive, Christina Lake

RDKB File: C-3063s-07038.000

Moved: Director McGregor

Seconded: Director Russell

That the application for a Site Specific Exemption to the Floodplain Management Bylaw submitted by Justin Tanguay of DJM Contracting on behalf of Sharon Walls, in order to construct a single family dwelling on the property legally described as Lot 3, Plan KAP10615, DL 3063s, SDYD, Electoral Area 'C'/Christina Lake be presented to the Regional District of Kootenay Boundary Board of Directors with a recommendation of approval, subject to:

- Adherence to all of the recommendations included in the Site Specific Exemption from Floodplain Bylaw Report by Norman L. Deverney, P.Eng., FEC of Deverney Engineering Services Ltd.; and
- The owner registering a new standard floodplain covenant on title in favour of the Regional District of Kootenay Boundary.

Carried.

**Patrick and Sharon Walls**

**RE: Development Permit**

3173 East Lake Drive, Christina Lake

RDKB File: C-3063s-07038.000

Moved: Director McGregor

Seconded: Director Grieve

That the staff report regarding the Development Permit application submitted by Justin Tanguay of DJM Contracting Ltd on behalf of Sharon and Pat Walls to construct a single family dwelling in the Environmentally Sensitive Waterfront Development Permit Area on the parcel legally described as Lot 3, Plan KAP10615, DL 3063s, SDYD, Electoral Area 'C'/Christina Lake, be received.

Carried.

*Electoral Area Services*

*February 14, 2019*

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**Woldemar Dahl**

**RE: MOTI Subdivision**

4850 Hardy Mountain Road, Grand Forks  
RDKB File: D-4850-04884.000

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as District Lot 1624 SDYD, Electoral Area 'D'/Rural Grand Forks, be received.

Carried.

**Michaela Holdings Ltd.**

**RE: MOTI Subdivision**

Mayer Road, Black Jack  
RDKB File: B-Twp28-10998.224

Moved: Director McGregor

Seconded: Director Grieve

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as Lot A, Plan EPP67470, Township 28, KD, Electoral Area B, be received.

Carried.

### **Procedure for Liquor and Cannabis Regulations Branch Referrals**

There was lengthy discussion around the creation of new fees to cover costs such as advertising, signs and public hearings and procedures for processing those referrals. A tiered fee system, depending on the type of application and required notification, was discussed. It was agreed upon that a clear objective policy be created that is fair and equitable for all liquor and cannabis referrals.

Moved: Director Gee

Seconded: Director McGregor

That the proposed amendment to the Fees and Procedures Bylaw No. 1231 to include policy for referrals from the Liquor and Cannabis Regulation Branch be supported and further that staff directed to draft an amendment bylaw for presentation to the RDKB Board of Directors.

Defeated.

Moved: Director Russell

Seconded: Director Gee

That Staff be directed to further define the process requirements and proposed fees for consideration by the Electoral Area Services Committee at a future meeting.

Carried.

### **Electoral Area Administration (002) Financial Plan**

There was discussion about the proposed creation of the bylaw enforcement coordinator position. It was agreed upon by the committee members that a 24 month (2 year) term position be created.

Moved: Director Russell

Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approve the Electoral Area Administration (002) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Electoral Grant in Aid (003) Financial Plan**

Beth Burget, General Manager of Finance, noted a correction to the Board fee.

Moved: Director Russell

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Electoral Grant in Aid (003) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Planning & Development (005) Financial Plan**

Moved: Director McGregor

Seconded: Director Gee



That the Regional District of Kootenay Boundary Board of Directors approve the Planning & Development (005) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Parks & Trails - Electoral Area 'B' (014) Financial Plan**

Moved: Director McGregor

Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approve the Parks & Trails - Electoral Area 'B' (014) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Recreation - Christina Lake (023) Financial Plan**

Moved: Director McGregor

Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Recreation - Christina Lake (023) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Recreation Facilities - Christina Lake (024) Financial Plan**

Moved: Director McGregor

Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approve the Recreation Facilities - Christina Lake (024) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Area 'C' Regional Parks & Trails (027) Financial Plan**

Moved: Director McGregor

Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approve the Area 'C' Regional Parks & Trails (027) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Beaverdell Community Club Service (028) Financial Plan**

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Beaverdell Community Club Service (028) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Area 'D' Regional Parks & Trails (045) Financial Plan and Workplan**

Moved: Director Russell

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Area 'D' Regional Parks & Trails (045) 2019-2023 Five Year Financial Plan and Work Pan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Heritage Conservation - Area 'D' (047) Financial Plan**

Moved: Director Russell

Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approve the Heritage Conservation - Area 'D' (047) 2019-2023 Five Year Financial Plan including

minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Fire Protection - Christina Lake (051) Financial Plan**

Moved: Director McGregor

Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approve the Fire Protection - Christina Lake (051) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Fire Protection - Beaverdell (053) Financial Plan**

Moved: Director Gee

Seconded: Director Russell

That the Electoral Area Services Committee discuss the proposed Fire Protection - Beaverdell Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

### **Big White Fire - Specified Area (054) Financial Plan**

Moved: Director Gee

Seconded: Director Grieve

That the Electoral Area Services Committee discuss the proposed Big White Fire - Specified Area Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

### **Rural Greenwood Fire Service (056) Financial Plan**

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Rural Greenwood Fire Service (056) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **Fire Protection - Grand Forks Rural (057) Financial Plan**

Moved: Director Russell

Seconded: Director McGregor

That the Electoral Area Services Committee discuss the proposed Fire Protection - Grand Forks Rural Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

### **Kettle Valley Fire Protection (058) Financial Plan**

Moved: Director Gee

Seconded: Director Russell

That the Electoral Area Services Committee discuss the proposed Kettle Valley Fire Protection Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

### **Area 'E' Regional Parks & Trails (065) Financial Plan**

Moved: Director Gee

Seconded: Director McGregor

That the Electoral Area Services Committee discuss the proposed Area 'E' Regional Parks & Trails Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

**Animal Control - East End (070) Financial Plan**

Moved: Director Grieve

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Animal Control - East End (070) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**Big White Security Services (074) Financial Plan**

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Services Committee discuss the proposed Big White Security Services Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

**Big White Noise Control Service (075) Financial Plan**

Moved: Director Russell

Seconded: Director Gee

That the Electoral Area Services Committee discuss the proposed Big White Noise Control Service Five Year Financial Plan and provide direction to staff as to any changes to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

**Area 'C' Economic Development (077) Financial Plan**

Moved: Director McGregor

Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Area 'C' Economic Development (077) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**Mosquito Control - Christina Lake (081) Financial Plan**

Moved: Director McGregor

Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approve the Mosquito Control - Christina Lake (081) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**Weed Control - 'A' - Columbia Gardens (090) Financial Plan**

Moved: Director Grieve

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Weed Control - 'A' - Columbia Gardens (090) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**Weed Control - Christina Lake Milfoil (091) Financial Plan**

Moved: Director McGregor

Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approve the Weed Control - Christina Lake Milfoil (091) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 201-2023 Five Year Financial Plan.

Carried.

**Noxious Weed Control - Area 'D' & 'E' (092) Financial Plan**

Moved: Director Russell

Seconded: Director Gee

That the Electoral Area Services Committee discuss the proposed Noxious Weed Control - Area 'D' & 'E' Five Year Financial Plan and provide direction to staff as to any changes

to be made or issues to be investigated and refer it to a future meeting for further review.

Carried.

### **Library - Specified Area 'E' (141) Financial Plan**

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Library - Specified Area 'E' (141) 2019-2023 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

### **G. Denkovski, Manager of Infrastructure and Sustainability Re: Gas Tax Application Electoral Area 'B' / Lower Columbia - Old Glory Silver City Trap Club**

Moved: Director McGregor

Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application submitted by the Silver City Trap Club and the allocation of Gas Tax funding in the amount of \$20,886.28 from Electoral Area 'B'/Lower Columbia - Old Glory for the costs associated with updating the electrical system. **FURTHER** that the Board approves the RDKB signatories to sign and enter into the agreement.

Carried.

### **Grant in Aid Report**

Beth Burget stated the 2019 requisition for Areas D & E will be updated with the correct Board fee.

Moved: Director McGregor

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

**Gas Tax Report**

Moved: Director McGregor

Seconded: Director Gee

That the Gas Tax report be received.

Carried.

**LATE (EMERGENT) ITEMS**

There were no late/emergent items.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

Electoral Area E/West Boundary Referrals from the Agricultural Land Commission regarding Board recommendations. (Director Gee)

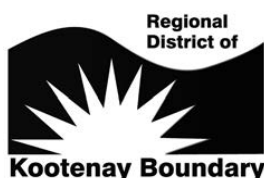
**CLOSED (IN CAMERA) SESSION**

A closed/in camera meeting was not required.

**ADJOURNMENT**

There being no further business to discuss, Chair Worly adjourned the meeting at 6:52 p.m.





## ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

<b>RE:</b>	Liquor and Cannabis Referral Fees and Procedures		
<b>Date:</b>	March 14, 2019	<b>File #:</b>	F-7
<b>To:</b>	Chair Worley and members of the EAS Committee		
<b>From:</b>	Ken Gobeil, Senior Planner		

### ISSUE INTRODUCTION

During their February meeting, the EAS Committee asked staff to revise a draft procedure for referrals from the Liquor and Cannabis Regulation Branch (LCRB). Revisions included mandatory public hearing, and a request to review local municipalities procedures for comparison.

### HISTORY / BACKGROUND INFORMATION

All local governments must follow the *Liquor Control Licensing Regulation* (from the *Liquor Control and Licensing Act*) for processing liquor licensing referrals; and the *Cannabis Licensing Regulation* (from the *Cannabis Control and Licensing Act*) for processing retail cannabis licensing referrals. These regulations give local governments flexibility on how it can solicit comments for consideration of license referrals.

The RDKB has no land use bylaws that differentiate serving alcohol from an 'eating and drinking establishment' or 'restaurant'. There is also no distinction from retail and liquor retail. The retail sale of cannabis is the only type of referral from the LCRB that is considered separately from retail in certain areas of the RDKB.

In electoral areas 'A', 'B', the Mount Baldy controlled recreation area and Jewel Lake land use bylaw areas, there are policies to differentiate retail cannabis from regular retail sales. These policies also create guidelines for the Board to consider (e.g. separation of land uses) when reviewing a bylaw amendment application to support a non-medical cannabis retail store in those plan areas.

These policies were drafted specifically to give the Board discretion on a case by case basis.

*Considerations may be given to permitting cannabis retail stores, upon application for a zoning amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:*

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- a) Distance to educational, child care, community and institutional uses*
- b) Distance to other cannabis retail sale locations*
- c) Surrounding land use and impact on neighbouring property owners*
- d) Size of the retail sale space*

In Electoral areas 'C', 'D' and the Big White Controlled Recreation Area there is no distinction between non-medical cannabis retail and other types of retail.

### **RDKB Municipalities**

As part of the follow up from the February meeting, staff reached out to municipalities within the RDKB boundaries (Grand Forks, Rossland, and Trail) to compare practices regarding LCRB referrals.

#### Grand Forks

At the time this report was written, Grand Forks did not have an official policy for processing referrals from the LCRB. However, staff were working with a draft a policy that included referrals regarding retail non-medical cannabis. The policies included provision of a land use buffer in their land use bylaws for non-medical retail cannabis stores (a minimum 100m separation to zones which had institutional and youth focused uses). Grand Forks' business licensing requirements also ensured compliance with their bylaws. The draft policy included public notification but did not include a mandatory public hearing.

#### Rossland

In Rossland, policy for non-medical cannabis retail is considered the same as any referral from the LCRB. Their policy includes a requirement to post notification in a public newspaper and allow 14 days for comments to be received. Further consultation (e.g. a public hearing) is only required at council's sole discretion.

#### Trail

The City of Trail did not have a formal policy for LCRB referrals but used an informal procedure for their referrals (this is similar to our current practice). This includes a mailed notification to property owners within a 50m radius of the property. There was no past practice for mandatory public hearings.

## LOCAL GOVERNMENT COMPARISON

### Newspaper advertisements

Several of the local government examples (including other regional districts reviewed last month) include a notification for local newspapers and print media. Print media is not a cost effective tool for notification of rural property owners in the RDKB for the following reasons:

1. The potential to reach members of the community is decreasing with time.
  - a. Fewer people use print media, and advertisements in online newspapers can be blocked.
2. Not all rural areas and unincorporated communities of the Regional District have an appropriate newspaper.
  - a. Beaverdell does not have a local newspaper with a regular schedule (the Beaverdell Bugle is not published on a regular basis).
  - b. Big White's nearest newspaper is from Kelowna.
3. Many rural areas are between communities and often can subscribe to another newspaper (e.g. Castlegar and Nelson news).

### Land-use Bylaws & Business Licensing

It is more difficult for regional districts to offer the same level of service than municipalities. We have challenges regarding administration and enforcement of detailed bylaws due to the size and scope of staffing resources required.

Municipalities are able to use a business licensing bylaw to implement and ensure compliance for their land use bylaws as well as generate income for administering the service. We cannot require business licenses.

## IMPLICATIONS

### New License vs. License Amendment

A license amendment for a facility includes hours of operation, changing an internal layout, and capacity. A new license is required when a new activity is taking place. Consideration should be made whether a hearing should be required in the following example new license scenarios:

- 1) An application for an eating and drinking establishment to switch from a liquor primary to a food (or food primary to liquor primary).
- 2) A golf course or ski resort obtaining a temporary use permit to serve liquor outdoors.
- 3) Creating an outdoor patio for a restaurant in an existing facility that does not currently have one.

### Seasonal Industries

Many of the business opportunities for serving liquor, retail liquor, or retail non-medical cannabis are seasonal industries in the RDKB. Recreational property owners and tourists visiting rural golf courses, campgrounds, parks, and lakes during the summer or ski resorts in the winter typically only have a seasonal interest. When the season is over, staff and management will be active making preparations for the next season but public interest in those industries decreases. A public hearing for an LCRB referral for a permitted use will likely have very little interest during the off-season. If there is a referral for a property where the land use is not permitted, a bylaw amendment would be required which would trigger a public hearing requirement.

### Costs and Fees

By requiring mandatory public hearings for new license applications staff are able to have two different fees in order to help recover costs.

- 1) A \$1,000 fee for referrals that require a public hearing; and
- 2) A \$650.00 fee for referrals that do not require a hearing.

These fees will not cover all costs. However, it will be a more accurate cost recovery than only charging one fee.

### Big White Public Hearing

A public hearing is taking place for a non-medical-cannabis retail-store referral from the LCRB in Big White on February March 27, 2019. The costs for this notification and hearing will provide reference and justification for the application time.

#### Notification:

- There are approximately 490 separate properties within a 60-metre radius of the subject lands. Postage will be approximately \$600.00, many property owners live outside Canada which increases postage costs
- It is approximately 8 hours of staff time to prepare and send notifications
  - This time includes creating the notification, determining properties for notification, stuffing envelopes, etc.

#### Travel:

- 600km for a return trip from the RDKB Trail office to Big White Fire Hall and back
  - Approximately Eight-hours travel time per staff member, for a round trip to Big White
  - \$324.00 vehicle cost per trip (provincial travel rate was set at \$0.54/km for 2018)

- Approximately \$175 per night for accommodation for one-suite for one-night in Big White (this price can increase depending on the seasonal demands).

#### Hearing:

- The White Chrystal Inn Conference Room, which is the largest in Big White, and the standard location for most hearings and meetings, costs \$112.00 to rent for four-hours.
- A minimum of 2 hours of staff time (per staff member) for the hearing.

Due to the preference for hearings in the evening, the majority of staff time for a public hearing and travel would be overtime.

Without including staff time, the costs for a mail out notification for properties within 60 metres of the subject parcel will be \$600.00. The costs for a mail-out and 1 staff member to attend a public hearing in Big White is approximately \$1,100.00.

These costs do not include staff time to review the application, write reports, or create notification signs.

### **Proposed Amendment to the Fees and Procedures Bylaw**

Generally, this bylaw amendment will:

- 1) Establish a procedure for processing referrals from the Liquor and Cannabis Regulation Branch.
  - a. Notifications in the mail
  - b. Public hearings for new licenses
- 2) Establish fees for referrals
- 3) Establishes sign templates for notification to the public for a proposal and signage for a public hearing.
- 4) Housekeeping
  - a. The last update to the Fees and Procedures Bylaw No. 1231 was in 2011. In 2015, substantial changes were made to the *Local Government Act* (LGA) which changed moved sections of the bylaw. This meant all references to sections of the LGA were no longer correct. The proposed bylaw amendment (attached) will include housekeeping amendments to update the bylaw with current legislation.

### **RECOMMENDATION**

That the proposed amendment to the Fees and Procedures Bylaw No. 1231 to include policy for referrals from the Liquor and Cannabis Regulation Branch be received And further, that staff directed to draft an amendment bylaw for presentation to the RDKB Board of Directors.

## **ATTACHMENTS**

Draft Fees and Procedure Bylaw Amendment

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P:\PD\General Files\F-7 Fees and Procdures Bylaw #878\2019-02-14-LCRB\_Policy\EAS\March 2019\2019-03-14\_LCRB-Policy\_EAS2.docx

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
BYLAW NO. 17\_\_**

A Bylaw to amend the Regional District of Kootenay Boundary Fees & Procedures Bylaw No.  
1231, 2004

**WHEREAS** the Regional District of Kootenay Boundary may define its procedures pursuant to the provisions of the *Local Government Act*;

**AND WHEREAS** the Regional District of Kootenay Boundary must solicit views from the public when commenting on referrals from the Liquor and Cannabis Regulation Branch pursuant to the *Liquor Control and Licensing Act*, and the *Cannabis Control and Licensing Act*;

**AND WHEREAS** the Regional District of Kootenay Boundary may impose fees for review of referrals from the Liquor and Cannabis Regulation Branch pursuant to the *Liquor Control and Licensing Act*, and the *Cannabis Control and Licensing Act*;

**AND WHEREAS** the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Regional District of Kootenay Boundary Fees & Procedures Bylaw No. 1231;

**NOW THEREFORE** the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Fees and Procedures Amendment Bylaw No. 17\_\_, 2019;
2. Regional District of Kootenay Boundary Fees & Procedures Bylaw No. 1231, 2004 is amended to:
  - a) Remove the Table of Contents and replace it with the following;
    1. Repeal
    2. Title
    3. Definitions
    4. Scope
    5. Application
    - 5A. Referral
    6. Fees
    7. Process to Amend an Official Community Plan or Zoning Bylaw, Issue a Permit, or Amend a Permit.
    - 7A. Process to Respond on a Referral
    8. Board of Variance Applications
    9. Board Decisions on Applications
    - 9A. Board Response to Referrals
    10. Decision to Deny a permit, or an Amendment to a Bylaw
    11. Re-application
    12. Public Notice to Amend an Official Community Plan or Zoning Bylaw, Issue

	a Permit, or Amend a Permit.
12.A	Public Notice for a Referral
13.	Application Closure
Schedule A	Application Fee Schedule
Schedule B	Development Proposal Sign Requirements
Schedule C	Referral Sign Requirements'

b) Delete the following definitions:

"Director of Planning and Development"

"Planning & Development Committee"

c) Insert the following new definitions immediately following the definition of "Board of Variance":

"Electoral Area Services Committee" means those persons appointed as the Electoral Area Services Committee for the Regional District of Kootenay Boundary, acting in assembled meetings thereof.

"Manager of Planning and Development" means the person who holds the position of Manager of Planning and Development for the Regional District of Kootenay Boundary.'

d) Replace 4.(b)(ii) "temporary commercial and industrial use permits; and" with the following:

'(iv) temporary use permits;'

e) Insert the following text after Section 4.(3):

'(f) Referrals from the Liquor and Cannabis Regulation Branch'

f) Insert the following text after Section 5:

'5A. **Referrals**

(1) Referrals made pursuant to this bylaw shall be made by Liquor and Cannabis Regulation Branch.

(2) Applicants to the Liquor and Cannabis Regulations Branch will be required to submit an application to the Regional District of Kootenay Boundary for review and comment of their application, which is provided for that purpose by the Regional District of Kootenay Boundary'

g) Replace Section 7.(1) and 7.(2) with the following:

'(1) In the event that the Board has delegated the authority to approve or deny the issuance of a permit to or permit amendment pursuant to Section 229 of the Local Government Act, the Manager of Planning and Development will review the application for compliance with Regional District bylaws, policies and other relevant legislation, and upon completing their review will:



- (a) Authorize the issuance of the permit or permit amendment, subject to any conditions imposed by the Manger of Planning and Development pursuant to Section 460 of the Local Government Act.
  - (b) Deny the issuance of the permit or permit amendment.
- (2) Except in the event that the Board of Directors has delegated authority to approve or deny the issuance of a permit or permit amendment pursuant to Section 229 of the *Local Government Act*, the Manager of Planning and Development or their designate will present a report to the Electoral Area Services Committee for its consideration and subsequent recommendation to the Board. The report shall contain a summary of the application with additional relevant information, analysis and interpretation, including any available advisory planning commission comments relating to the application. ‘

h) Insert the following text after section 7:

**‘7A. Process to Respond to a Referral:**

All referrals received from the Liquor and Cannabis Regulation Branch will require review and comment by the Regional District of Kootenay Boundary. Procedures for responding to referrals will be in compliance with the *Liquor Control and Licensing Act*, *Liquor Control and Licensing Regulation*, *Cannabis Control and Licensing Act*, and the *Cannabis Licensing Regulation*. With the exception of referrals for small temporary events such as weddings, which shall be processed by the Corporate Officer; the Manager of Planning and Development, or their designate will process all referrals as follows:

The Manager of Planning and Development, or their designate will present a report to the Board of Directors for consideration. The report shall contain a summary of the application with additional relevant information, analysis and interpretation, including any available advisory planning commission comments relating to the application.’

i) Insert the following text after section 9:

**‘9A. Process to Respond to a Referral:**

- (1) Upon consideration of an application regarding a liquor license, from the Liquor and Cannabis Regulation Branch. The Board may, by resolution: submit a comment for consideration by the Liquor and Cannabis Regulation Branch, or table the application pending further information.
  - a. Comments to the Liquor and cannabis Regulation Board must do so in accordance with the requirements of Section 71(9) of the *Liquor Control and Licensing Regulation*.
- (2) Upon consideration of an application regarding a license to operate a non-medical cannabis retail store, from the Liquor and Cannabis Regulation Branch. The Board may, by resolution: submit a comment for consideration by the Liquor and Cannabis Regulation Branch, or table the application pending further information.
  - a. Comments to the Liquor and cannabis Regulation Board must do so in accordance with the requirements of Section 13 of the *Cannabis Licensing Regulation*.
- (3) Referrals regarding type 1-2 as noted in section 12.A.(1) will require a public hearing before the Regional District of Kootenay Boundary Board of Directors can consider a referral.

- a. The Regional District of Kootenay Boundary Board of Directors may require any other referral to have a public hearing at their discretion through resolution.'

j) Replace section 11.(3) with the Following:

'(3) Pursuant to Section 497 of the Local Government Act a person to whom a temporary use permit has been issued may apply to have the permit renewed. The permit may be renewed only once.

k) Replace the title of Section 12 with the following:

'12. **Public Notice to Amend an Official Community Plan or Zoning Bylaw, Issue a Permit, or Amend a Permit**

l) Replace Section 12(1) with the following:

- (1) The public notice requirements for applications to amend an official community plan bylaw, to amend a zoning bylaw, to issue a permit, or to amend a permit are prescribed in the Local Government Act as follows:

Application Type	Local Government Act Section
Official Community Plan Bylaw and Zoning Bylaw amendment	466
Temporary Use Permit	494
Development Variance Permit	499

m) Replace section 12(3)b. with the Following:

'b. a temporary use permit;'

n) Insert the following text after Section 12:

'12A. **Public Notice for a Referral**

- (1) The public notice requirements for all referrals from the Liquor and Cannabis Regulation Branch are prescribed in the *Liquor Control and Licensing Act*, and the *Cannabis Control and Licensing Act*, as follows:

	Referral Type	Provincial Act and Section No.
1	New liquor license	Liquor Control and Licensing Act (38)(3)(C)
2	New non-medical cannabis retail license	<i>Cannabis Control and Licensing Act</i> 33(3)
3	Amending an existing liquor license	Liquor Control and Licensing Act (38)(3)(C)

4	Amending an existing non-medical cannabis license	<i>Cannabis Control and Licensing Act 33(3)</i>
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- (2) Applications 1-4 noted in Section 12A.(1) require mailed notification, the notice shall be mailed otherwise delivered to the owners and occupants of parcels located within 60 metres (200 feet) of the subject land.
- (3) Applications 1-4 require the applicant to erect, or cause to be erected on the subject land notification signs, which will be installed in accordance with the requirements set out in Schedule C attached hereto and forming part of this bylaw. Signs shall be provided by the Regional District of Kootenay Boundary.'

- o) Replace "OCP and Bylaw Amendments for Electoral Areas A,B,C, and D" in in Schedule A with:

**'OCP and Zoning Bylaw Amendments for Electoral Areas A, B, C, and D, Mount Baldy, Jewel Lake, and Bridesville'**

- p) Insert the following text below "Designation of Heritage Properties" in Schedule A:

**'Liquor and Cannabis Regulation Branch Referral**

	Fee	Refunds
New liquor license	\$1,000.00	Non refundable
New non-medical cannabis retail license	\$1,000.00	Non refundable
Amending an existing liquor license	\$650.00	Non refundable
Amending an existing non-medical cannabis license	\$650.00	Non refundable

q) Insert the following text following Schedule B:

### **Schedule C**

#### **Liquor and Cannabis Regulation Branch Referral Sign Requirements**

Signs are required for notification to the public to solicit views for consideration of the Board of Directors when responding to referrals from the Liquor and Cannabis Regulation Branch.

##### (1) Signs required for all applications (Type 1-4)

(a)Content: The purpose of the sign is to inform the public about the nature of the proposal and how they may provide input. The actual wording shall have the prior approval of the Manager of Planning and Development. The sign shall include a title, applicants name, location of the development, legal description, type of application, ALR status, Zoning, OCP designation; Development Permit Area; and how to contact the Regional District of Kootenay Boundary for further information. A sample sign (not to scale) follows.

(b)Specifications: Sign(s) shall be 297mm x 420mm or larger and constructed of durable weatherproof material with a white background. The colour of the background may be other than white, provided that prior approval from the Manager of Planning and Development has been obtained.

##### (2) Signs required for public hearings (Type 1-2)

(a)Content: The purpose of the sign is to inform the public about the nature of the proposal and how they may provide input. The actual wording shall have the prior approval of the Manager of Planning and Development. The sign shall include a title; purpose of the hearing; date, time and location of the hearing; location of the development; legal description; type of application; information on how a public hearing works; information on how to obtain more information about the hearing; and how to contact the Regional District of Kootenay Boundary for further information. A sample sign (not to scale) follows.

(b)Specifications: Sign(s) shall be 210mm x 297mm or larger and constructed of durable weatherproof material with a white background. The colour of the background may be other than white, provided that prior approval from the Manager of Planning and Development has been obtained.

(3)Posting: (a)It is the responsibility of the applicant to make, buy, or rent the required sign(s) and to post the same. The Regional District of Kootenay Boundary can prepare and supply a pdf copy of sign(s) required. The cost of the sign is included in the application fee and not included in Schedule 'A'.

(b) The applicant must prove, to the satisfaction of the Board of Directors, that the required sign(s) have been erected in accordance with this Bylaw. An acceptable form of proof may include photograph(s) of the sign(s).

(4)Location: Signs shall be located in various places with high visibility which can include entrances and exits, reception and bar areas, public bulletin boards. Signs shall be clearly visible and not less than 1.2 metres above the surface of the

ground or floor. Locations shall be selected by the Regional District of Kootenay Boundary Manager of Planning and Development or their designate.

(5)Timing

The sign(s) must be erected on the subject property for 10 days prior to the date the Board of Directors reviews the application, and must remain in place until a the Regional District of Kootenay Boundary formally responds to the Liquor and Cannabis Regulation Branch.

(6)Penalty

Failure to install the sign(s) according to these requirements will result in a delay in the processing of the referral. In the case of a referral necessitating a public hearing; any costs associated with the postponement of the hearing due to failure of the applicant to comply with these requirements, shall be paid for by the applicant. ‘

**READ A FIRST TIME AND SECOND TIME** this \_\_\_ day of \_\_\_, 2019.

**PUBLIC HEARING NOTICE ADVERTISED** in the Trail Times this \_\_\_ day of \_\_\_, 2019 and also this \_\_\_ day of \_\_\_, 2010.

**PUBLIC HEARING** held on this \_\_\_ day of \_\_\_, 2019.

**READ A THIRD TIME** this this \_\_\_ day of \_\_\_, 2019.

I, Theresa Lenardon, Manager of Corporate Administration hereby certify the foregoing to be a true and correct copy of Bylaw No. 17\_\_\_, cited as "Regional District of Kootenay Boundary Fees and Procedure Amendment Bylaw No. 17\_\_\_, 2019" as read a third time by the Regional District of Kootenay Boundary Board of Directors this \_\_\_ day of \_\_\_, 2019.

\_\_\_\_\_  
Manager of Corporate Administration

**APPROVED** by the Ministry of Transportation and Infrastructure Approving Officer this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Approving Officer

**RECONSIDERED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Administration

## HAVE YOUR SAY AT THE PUBLIC HEARING...

**Wednesday, March 27, 2019 at 6:00 p.m.**  
**Big White Fire Hall**  
**7555 Porcupine Road**

**Pursuant to the *Cannabis Licensing Regulation*, the Regional District of Kootenay Boundary is required to obtain the views of residents and businesses that may be affected by this application.**

### **What is the purpose of this hearing?**

The RDKB is looking for public feedback regarding a proposed non-medical cannabis store in Big White.

### **What lands are affected?**

Village Centre Mall

5315 Big White Road, Electoral Area 'E'/Big White (Lot 2, Plan KAP61280, DL 4109s, SDYD)

Next to 'The Rider' (Ski Apparel & Accessories) on the lower floor.

### **Who will be at the public hearing?**

Director Vicki Gee, and RDKB Staff.



### **How does the public hearing work?**

Those in attendance will be given the opportunity to speak. Alternatively, written submissions can be forwarded to the RDKB office in Trail until 11:00 a.m. on the day of the hearing or be presented at the hearing. All verbal and written submissions will become part of the public record.

### **Can I submit my views without going to the public hearing?**

Yes, you can submit statements for consideration by emailing [plandept@rdkb.com](mailto:plandept@rdkb.com) or by visiting our community engagement website: [jointheconversation.rdkb.com](http://jointheconversation.rdkb.com)

### **How do I get more information?**

A copy of supporting documents are available for inspection at the Trail RDKB office from 8:00 a.m. to 4:30 p.m. (843 Rossland Avenue) Monday to Friday (excluding statutory holidays) from now until the date of the public hearing. These documents are also available online at [www.rdkb.com](http://www.rdkb.com). You can also contact the RDKB Planning and Development Department with the contact information at the bottom of this page.

**Ken Gobeil, Senior Planner**



250.368.9148



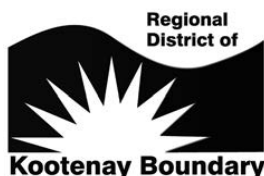
[plandept@rdkb.com](mailto:plandept@rdkb.com)



APPLICATION TO THE LIQUOR & CANNABIS REGULATION BRANCH  
FOR A \_\_\_\_\_

<b><u>APPLICANT:</u></b>	<b><u>LOCATION:</u></b>	
<b><u>TYPE OF APPLICATION:</u></b> Liquor & Cannabis Regulation Branch – ____ Referral		
<b><u>PURPOSE OF APPLICATION:</u></b> <p>The applicant is applying to the Liquor &amp; Cannabis Regulation Branch (LCRB) for a proposed non-medical cannabis retail store.</p> <p>Pursuant to legislative requirements in the _____ <i>Regulation</i>, the Regional District of Kootenay Boundary is required to obtain the views of residents and businesses that may be affected by this application. Should members of the public wish to comment on this proposal, written submissions will be accepted by the Regional District until <b>1:00PM - Board Meeting Date</b>.</p> <p>Written comments should be addressed to: <b>The Planning and Development Department, Regional District of Kootenay Boundary, 202 - 843 Rossland Ave., Trail, BC V1R 4S8, RE: __ (applicant name/address) __. LCRB Application;</b></p> <p><b>We can also be reached by: Phone: (250) 368-9148; Fax Number: (250) 368-3990 and; Email: <a href="mailto:plandept@rdkb.com">plandept@rdkb.com</a></b></p> <p><b>All public comments will be forwarded from the Planning and Development Department to the RDKB Board of Directors for consideration at the Board meeting scheduled for <b>Day, Month, Year</b> meeting.</b> A recommendation, including any comments and/or views obtained from residents and businesses will be forwarded to the Liquor &amp; Cannabis Regulation Branch to be reviewed before a final decision is made.</p>		
<b><u>OCP DESIGNATION:</u></b>	<b><u>ZONING:</u></b>	<b><u>DEVELOPMENT PERMIT AREA</u></b>





## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	Development Variance Permit – JGC Choi Investments Ltd.		
<b>Date:</b>	March 14, 2019	<b>File #:</b>	B-2404-06291.000
<b>To:</b>	Chair Worley and members of the EAS Committee		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

The RDKB has received an application for a development variance permit from Permit Solutions Inc. for a variance in the number of signs permitted on a property in Genelle in Electoral Area 'B'/Lower Columbia-Old Glory (see attachments).

Property Information	
<b>Owner(s):</b>	JGC Choi Investments Ltd.
<b>Agent:</b>	Permit Solutions Inc.
<b>Location:</b>	502 12 <sup>th</sup> Ave, Genelle
<b>Electoral Area:</b>	Electoral Area B / Lower Columbia-Old Glory
<b>Legal Description(s):</b>	Lot 1, Block 4, Plan NEP2423, DL 2404, KD
<b>Area:</b>	0.14 ha (0.34 acr)
<b>Current Use(s):</b>	Service Station
Land Use Bylaws	
<b>OCP Bylaw No. 1470:</b>	Commercial
<b>DP Area:</b>	NA
<b>Zoning Bylaw No. 1540:</b>	Commercial (C)
Other	
<b>ALR:</b>	NA
<b>Waterfront / Floodplain:</b>	NA
<b>Service Area:</b>	Genelle Improvement District
<b>Planning Agreement Area:</b>	NA

### History / Background Information

The subject property is a Tempo service station in central Genelle. Currently, there are two freestanding signs on the parcel; one with the Tempo logo (with an approximate surface area of 2.8 m<sup>2</sup>) and a smaller Lotto sign (size unknown). There are also three signs on the gas bar canopy (each with an approximate surface area of 1.2 m<sup>2</sup>, for a total area of 3.6 m<sup>2</sup>).

The property is designated as Commercial in the Electoral Area 'B'/Lower Columbia-Old Glory OCP and also zoned as Commercial in the Electoral Area 'B'/Lower Columbia-Old

Glory Zoning Bylaw. Surrounding properties have the OCP designation Genelle Residential and are zoned as Residential.

In the Electoral Area 'B' Zoning Bylaw, the maximum visible surface for signs is 3 m<sup>2</sup> per side and the number of signs is restricted to two (2) per parcel.

As noted in section 304 of Electoral Area 'B' Zoning Bylaw, sign structures may be sited on any portion of a parcel, thus no setback requirements need be considered in this application.

### Proposal

The applicant proposes to replace the face of the current 'Tempo' sign, remove the Lotto sign, add two new sign cabinets beneath, as well as replace the canopy signs with new ones of the same size. The new sign cabinets include a digital price changer to show the current gas price and a sign identifying the liquor store on site.

Sign dimensions are listed below:

Sign	Existing/New	Surface Area
Tempo canopy signs (3)	Existing	each 1.2 m <sup>2</sup>
Tempo freestanding sign	Existing	2.7 m <sup>2</sup> /side
Gas price changer freestanding sign	New	1.6 m <sup>2</sup> /side
Liquor Store freestanding sign	New	1.2 m <sup>2</sup> /side

The proposed signs are all less than the maximum allowable size.

The application is for a variance in the sign regulation for an increase in the number of permitted signs from two (2) to six (6) (2 new signs, 4 replacement), for a variance of 4 signs.

### Implications

In considering applications for Development Variance Permits, the RDKB considers whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

The applicant does not assert the requested variance is necessary to resolve a hardship. For improving the development, the applicant proposes that the variance in size and number of signs will improve the business potential for the service station. The applicant proposes that advertising the liquor store will make customers aware of its existence. The applicant also suggests that installing the digital price changer would be in line with standard gas station signage.

Regarding negative impacts to neighbouring properties, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity to comment.

### **Advisory Planning Commission (APC)**

The Electoral Area 'B'/Lower Columbia-Old Glory APC supported this application at their March 4, 2019 meeting.

### **Recommendation**

That the Development Variance Permit application submitted by Permit Solutions Inc., on behalf of JGC Choi Investments Ltd., to allow for a variance in the number of permitted signs from two (2) signs per parcel to six (6) signs per parcel to construct two (2) new signs and replace four (4) signs on the property legally described as Lot 1, Block 4, Plan NEP2423, DL 2404, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

### **Attachments**

*Site Location Map*

*Subject Property Map*

*Applicants Submission*

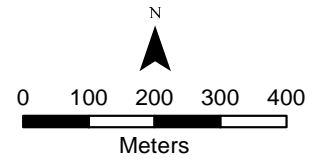


Regional District of  
Kootenay Boundary

Date: 07/02/2019

## Site Location Map

502 12th Avenue, Genelle  
Lot 1, Block 4, NEP2423, DL2404, KD



1:10,000



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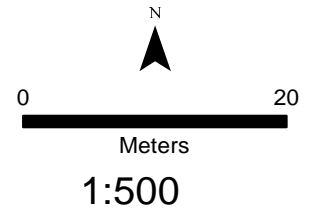


Regional District of  
Kootenay Boundary

Date: 07/02/2019

## Subject Property Map

502 12th Avenue, Genelle  
Lot 1, Block 4, NEP2423, DL2404, KD



1:500



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Applicant Submission

The space below is provided to describe the proposed development. Additional pages may be attached.

Tempo is looking to replace the face in the existing freestanding sign and add two new sign cabinets beneath it.

The first will be a digital price changer to show the current gas price and the second is business identification for the liquor store on site.

Statements regarding requests for variance(s)

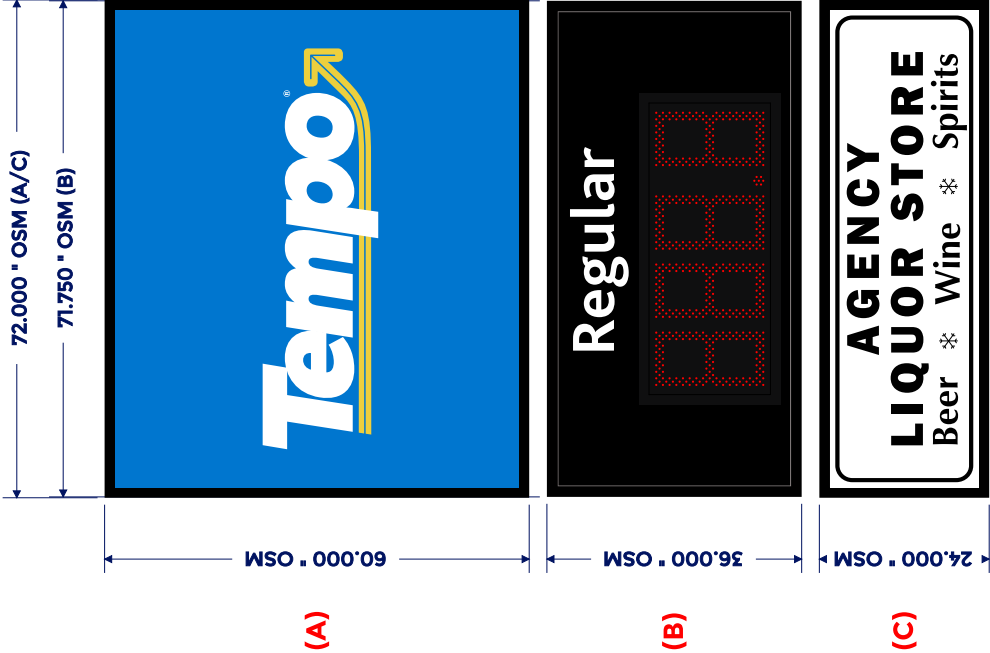
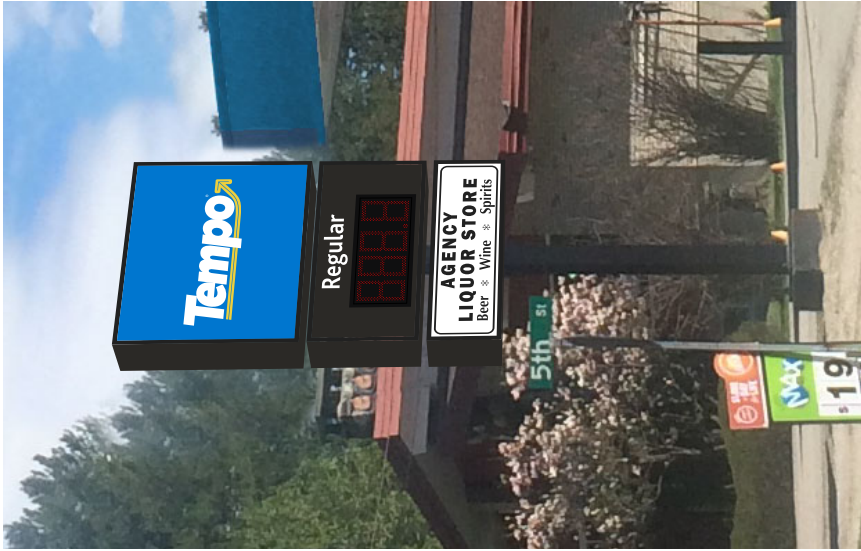
Standard gas station freestanding signs generally consist of business identification in conjunction with price changer boards. We are asking for a relaxation to allow for that standard design.

There is also a liquor store at this location. Adding liquor store identification on the freestanding sign should be granted as it helps to guide customers to the business. If we only have the building signage, the customers could drive by and miss it.

# GENELLE\_TMP\_P22028\_P1\_R3

S:\1\_CORP CUSTOMERS\Tempo\Projects\Genelle, BC\Design

Existing signage to be removed



Ph: 250.489.3321 Fax: 250.426.8852  
421 Patterson St. W., Cranbrook, B.C. V1C 6T3  
www.selkirksigns.com



**Description**  
New inserts for  
existing pylon

**Quantity**

1

**Scale**

100%

**Revisions**

#2

Date: 12/6/18 - SC

Details: Revised sizes/artwork

#3

Date: 2/8/19 - SC

Details: Lotto sign removed

☐ Single sided

☒ Double sided

☒ Draft

☐ **Shop ready**

Applicant Submission

© 2018 Selkirk Signs & Services Ltd.  
This design is the sole property of  
Selkirk Signs & Services Ltd. and may  
not be used, or duplicated in any form  
without the express written permission  
of Selkirk Signs & Services Ltd.

Perspective renditions in this drawing  
are by the designer. Only approximate  
sizes and perspectives of the signs  
are being achieved.

## Proposed

Customer: Tempo Address: Genelle, BC Project Manager: Tracy Kernaghan Designer: SC Date: 2/14/18

**(A) CONSTRUCTION:** PYLON INSERT  
**SUBSTRATE:** WHITE FLEX  
**CABINET:** BLACK CABINET  
**RETAINER:** BLACK FLEX FRAMES W/ 1.5" COVER  
**GRAPHICS:** VINYL APPLIED FIRST SURFACE  
**ILLUMINATION:** WHITE LED  
**POWER:** 120 VOLTS LINE IN - 2.2 AMPS

**(B) CONSTRUCTION:** PRICER PYLON INSERT  
**PRICER UNIT:** HYOCO 16" WIRELESS PRICER  
**SUBSTRATE:** BLACK ROUTED 3MM ACM PANEL  
**"REGULAR"** PORTION ROUTER CUT WITH WHITE  
POLYCARBONATE BEHIND  
**CABINET:** BLACK CABINET  
**RETAINER:** BLACK EX7 FRAMES  
**ILLUMINATION:** WHITE LED  
**POWER:** 120 VOLTS LINE IN - 3.1 AMPS

**COLOUR SPECIFICATIONS**  
 **ARROW:** 3M 3630-15 YELLOW  
 **BACKGROUND:** 3M 3630-337 PROCESS BLUE  
 **LIQUOR STORE:** 3M 3630-22 BLACK

**(C) CONSTRUCTION:** PYLON INSERT  
**SUBSTRATE:** WHITE FLEX  
**CABINET:** BLACK CABINET  
**RETAINER:** BLACK FLEX FRAMES W/ 1.5" COVER  
**GRAPHICS:** VINYL APPLIED FIRST SURFACE  
**ILLUMINATION:** WHITE LED  
**POWER:** 120 VOLTS LINE IN - 1.1 AMPS

## Existing

# GENELLE\_TMP\_CPY1\_OPTION1\_R2

S:\1\_CORP CUSTOMERS\Tempo\Projects\Genelle, BC\Design



Ph. 250.489.3321 Fax 250.426.8852  
421 Patterson St. W., Cranbrook, B.C. V1C 6T3  
www.selkirksigns.com

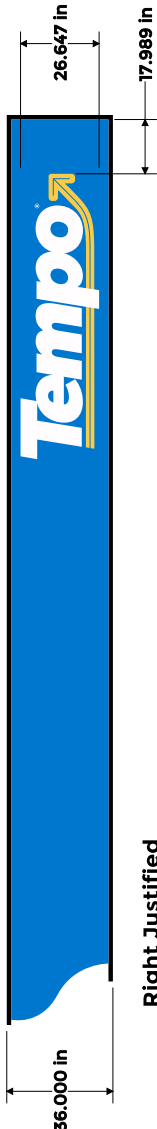


## Description

Canopy sign

\*Sizes TBC

existing gas bar canopy  
to be refaced



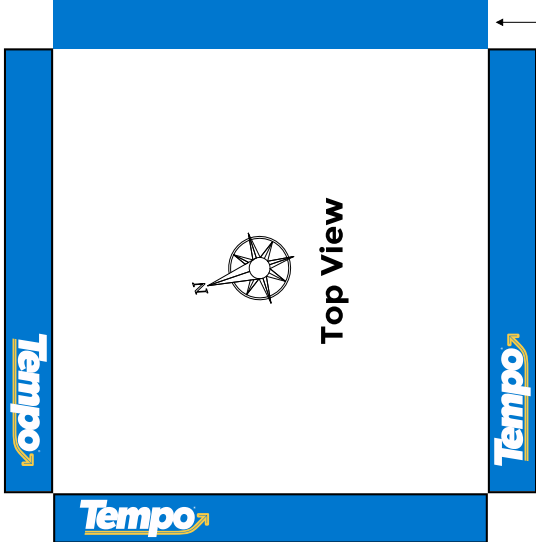
Right Justified



Left Justified



Proposed South/West



Top View

East side to be non-illuminated ACM w/ J-Cap

Customer: Tempo	Address: Genelle, BC	Project Manager: Tracy Kernaghan	Designer: SC	Date: 2/14/18
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CONSTRUCTION: CANOPY SIGN  
SUBSTRATE: WHITE FLEX  
CABINET: BLACK FLEX CABINET  
RETAINER: BLACK FLEX FRAMES W/ 1.5" COVER  
GRAPHICS: VINYL APPLIED FIRST SURFACE  
ILLUMINATION: WHITE LED

CONSTRUCTION: ACM W/ J-CAP  
SUBSTRATE: 6MM WHITE ACM PANEL W/ J-CAP  
PAINTED TO MATCH FLEX

COLOUR SPECIFICATIONS  
ARROW: 3M 3630-15 YELLOW  
BACKGROUND: 3M 3630-337 PROCESS BLUE

502 - 12 avenue

Applicant Submission

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are being achieved.

☒ Single sided  
☐ Double sided

☒ Draft  
☒ Shop ready

Quantity  
1

Scale  
100%

## Revisions

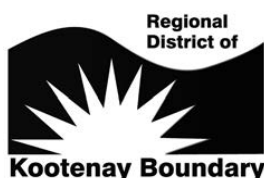
#1

Date: 2/28/18 - SC  
Details: Revised production  
details/logo

#2

Date: 3/1/18 - SC  
Details: Revised size





## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	Development Variance Permit - Gniewotta		
<b>Date:</b>	March 14, 2019	<b>File #:</b>	C-4037s-07285.070
<b>To:</b>	Chair Worley and members of EAS Committee		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

We have received an application for a development variance permit from Randy Gniewotta for a height variance from 4.6m to 6.6m, to construct an accessory building on a property near English Point in Electoral Area 'C'/Christina Lake (see attachments).

Property Information	
<b>Owner(s):</b>	Randall and Sandra Gniewotta
<b>Agent:</b>	NA
<b>Location:</b>	7815 McRae Rd
<b>Electoral Area:</b>	Electoral Area C / Christina Lake
<b>Legal Description(s):</b>	Lot 1; Plan KAP51313; DL 4037s; SDYD
<b>Area:</b>	1.11ha (2.743 acr)
<b>Current Use(s):</b>	Single family dwelling
Land Use Bylaws	
<b>OCP Bylaw No. 1250:</b>	Rural Residential
<b>DP Area:</b>	NA
<b>Zoning Bylaw No. 1300:</b>	Rural Residential 3 (RR3)
Other	
<b>ALR:</b>	NA
<b>Waterfront / Floodplain:</b>	NA
<b>Service Area:</b>	Deer Ridge Water Association
<b>Planning Agreement Area:</b>	NA

### History / Background information

The subject property is a corner lot on McRae Rd off of Highway 3 on the east side of Christina Lake. Currently there is a single family dwelling, a secondary suite, and an accessory building (garage) on the parcel.

The property is designated as Rural Residential in the Electoral Area 'C'/Christina Lake OCP and zoned as Rural Residential 3 in the Electoral Area 'C'/Christina Lake Zoning Bylaw. Surrounding properties share the same OCP designation and Zone. The OCP policies for rural and residential speaks to the protection of Christina Lake's rural and

small town character and how this character shall be preserved through encouraging buildings that are in scale with the existing neighbourhood.

The maximum height for accessory buildings in the Rural Residential 3 Zone is 4.6 m. In 2012, a development variance permit was issued for a height variance of 2.1m, from 4.6m to 6.7m, for construction of a garage.

Setback requirements, according to the site plan submitted by the applicant, are currently met by all buildings on site.

### **Proposal**

The applicant proposes to construct a new accessory building and is requesting a height variance for the proposed accessory building of 2m (6'-6"), from 4.6m (15'-1") to 6.6m (21'-7"). The proposed building is sited next to an interior parcel line on the western side of the parcel (see Applicants Submission). The proposed accessory building is a storage carport to store boats and a travel trailer in a roofed structure.

### **Implications**

Setback requirements for the proposed structure are 1.5m from an Interior Parcel Line for an accessory building larger than 10m<sup>2</sup>. The setback of the proposed building is 3.05m (10'), well within the setback requirements.

In considering applications for Development Variance Permits, the RDKB considers whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

The applicant does not assert the requested variance is necessary to resolve a hardship. For improving the development, the applicant proposes a storage shed for their recreational equipment (boats and a recreational vehicle) will improve the property through providing protection for their possessions from the elements.

Regarding negative impacts to neighbouring properties, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity to comment. In correspondence between the Planning Department and the applicant, the applicant asserts that the viewshed of neighbours will not be further impacted by a height variance for this proposed building, as the single family dwelling and secondary suite currently on the property are taller than the maximum height for accessory buildings in the bylaw.

### **Advisory Planning Commission (APC)**

The Electoral Area 'C'/Christina Lake APC supported this application at their March 5, 2019 meeting.

### **Recommendation**

That the Development Variance Permit application submitted by Randy Gniewotta to allow for a variance of 2 m in height from 4.6 m to 6.6 m to construct an accessory building on the property legally described as Lot 1, Plan KAP51313, DL 4037s, SDYD, Electoral Area 'C'/ Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

### **Attachments**

*Site Location Map*  
*Subject Property Map*  
*Applicant Submission*

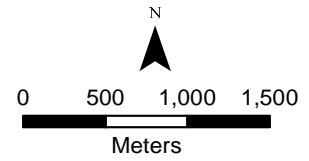


Regional District of  
Kootenay Boundary

Date: 04/02/2019

## Site Location Map

Lot 1, Plan KAP51313, District Lot 4037s  
Similkameen Div of Yale Land District



1:40,000



Document Path: H:\2019-02-04\_Gniewotta\_DVP\_SLM.mxd



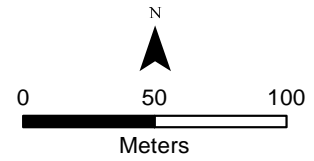


Regional District of  
Kootenay Boundary

Date: 04/02/2019

## Subject Property Map

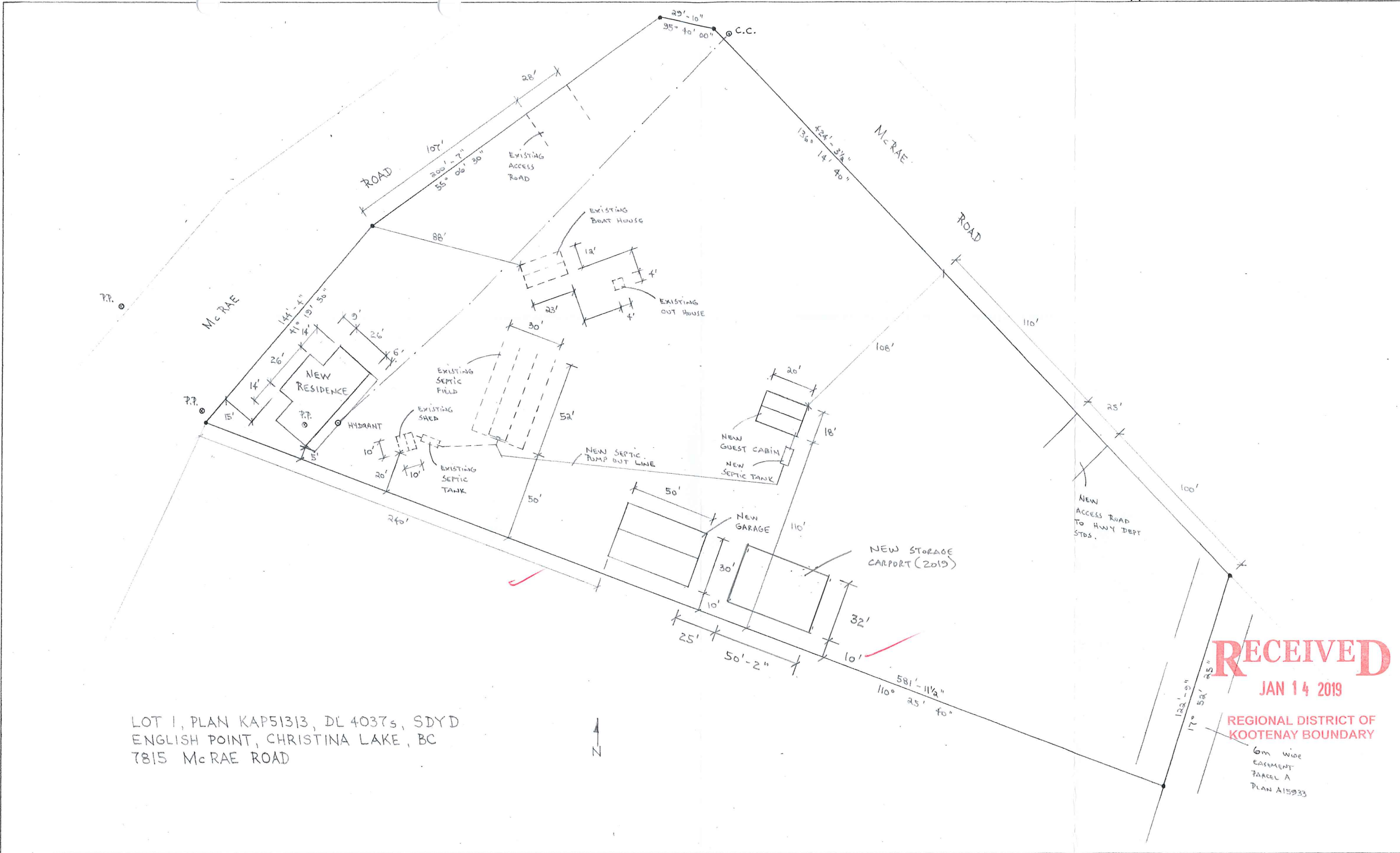
Lot 1, Plan KAP51313, District Lot 4037s  
Similkameen Div of Yale Land District



1:2,500



Document Path: H:\2019-02-04\_Gniewotta\_DVP.mxd



GNIEWOTTA SITE PLAN  
NEW GUEST CABIN AND NEW GARAGE  
FUTURE RESIDENCE AND CARPORT

SCALE 1" = 50'-0"

ADDED NEW RESIDENCE  
ADDED NEW STORAGE CARPORT

JUNE 2012  
APRIL 2014  
JANUARY 2019

P.  
1.



# GNIEWOTTA STORAGE BUILDING

## 7815 MCRAE ROAD CHRISTINA LAKE, BC

GENERAL NOTES:

- ALL WORK TO CONFORM TO THE BRITISH COLUMBIA BUILDING CODE LATEST EDITION, LOCAL CODES AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION.
- ALL WORK TO BE PERFORMED WITH RESPECT TO GOOD BUILDING PRACTICES.
- CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF EXISTING CONDITIONS AND LIMITATIONS
- NO WORK TO COMMENCE WITHOUT PROPER PERMITS AND LICENSES.
- MEASUREMENTS, GRADES AND LEVELS ARE TO BE VERIFIED AT THE SITE BEFORE CONSTRUCTION.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ALL ERRORS OR DISCREPANCIES TO THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO VERIFY LOCATIONS AND DETAILS OF ALL CONCEALED SERVICES. PROTECT AND RELOCATE WHERE INDICATED ALL SERVICES FROM DAMAGE DURING CONSTRUCTION PERIOD..
- CONTRACTOR TO MAKE GOOD AND REPAIR ALL EXISTING PARTS AND SURFACES DAMAGED BY DEMOLITION OR NEW CONSTRUCTION, REFINISH TO MATCH SURROUNDING AREA BETWEEN CORNERS OR ABUTMENTS COMPLETE.
- DEMOLISH WHERE NOTED, AND REMOVE DEBRIS FROM SITE, MINIMIZE DISRUPTION TO NEIGHBOURS. ALL SALVAGE MATERIAL (TO BE CONFIRMED BY OWNER) REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL UNDERGROUND LINES WITHIN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING EXCAVATION. NOTIFY OWNER AT TIME OF EXCAVATION.
- DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTRE, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.
- DO NOT DRILL OR CUT FLOOR JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. DRILL SLABS WHERE APPROVED. CORE DRILL CIRCULAR OPENINGS THROUGH SLABS. LINE DRILL OR SAW CUT RECTANGULAR OPENINGS.
- PROVIDE BLOCKING FOR SOLID BACKING BEHIND ALL WALL AND CEILING MOUNTED DOOR HARDWARE, ACCESSORIES, MILLWORK, PLY EDGES, MISC. METAL ITEMS, GYPSUM BOARD EDGES ETC.
- TAPE, FILL AND SAND ALL NEW G.W.B.
- INSTALL CARBON MONOXIDE DETECTORS TO SATISFY B.C.B.C. 2006 (9.32.4.2 'CARBON MONOXIDE ALARMS')
- INTERIOR GARAGE WALLS SEPARATING THE GARAGE FROM THE HOUSE SHALL HAVE 6 MIL U.V. POLY VAPOUR BARRIER INSTALLED ON THE HOUSE SIDE OF THE WALL. ALL AREAS AROUND DOORS, SWITCHES & OUTLETS SHALL BE PROPERLY TAPED & SEALED.
- ALL FLASHING TO BE PREFINISHED TO SUIT OWNERS COLOUR SCHEME. FLASHING TO BE INSTALLED AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHES AND OVER ALL UNPROTECTED EXTERIOR OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFLASHED EXTERIOR OPENINGS. FLASHING TO BE INSTALLED AT ALL PENETRATIONS IN THE ROOF SYSTEM AND AT ALL CHANGES IN THE ROOF PLANE.
- VAPOUR BARRIER TO MIN. 6 MIL. SEAL ALL JOINTS AND HOLES TO PREVENT LEAKAGE. PROVIDE ALSO 12" WIDE LAPS BELOW SLAB ON GRADE.
- A FREE VENT AREA OF 1/300 OF THE INSULATED ATTIC AREA SHALL BE PROVIDED AT THE ROOF, APPROXIMATELY HALF FROM THE EAVES AND HALF FROM THE TOP. (WITH NOT LESS THAN 25% OF THE OPENINGS AT THE TOP OF THE SPACE & NOT LESS THAN 25% OF THE OPENINGS AT THE BOTTOM OF THE SPACE. SEE B.C.B.C 9.19 ROOF SPACES)
- PROVIDE GASKET TO U/S OF SILL PLATES. (POLYETHYLENE FILM OR TYPE S ROLL ROOFING)
- SILL PLATES TO BE PRESSURE TREATED, LEVELLED AND FASTENED TO FOUNDATION WALL WITH 1/2"Ø ANCHOR BOLTS (UNLESS NOTED OTHERWISE) EMBEDDED MIN. 4" @ 6"-0" o/c. MAX. (OR IF SHEAR WALL AS PER DETAIL) WITH MIN. 2 IN EACH SILL.
- ALL TRUSSES TO ENGINEERED AND INSTALLED TO MANUFACTURERS SPECS. PROVIDE ALL GIRDERS, HANGERS, SUPPORTS, HARDWARE, BRACING, ETC. AS REQUIRED. MANUFACTURER TO BRING TO THE ATTENTION OF OWNER/CONTRACTOR ANY FURTHER BEARING REQUIRED FOR TRUSSES PROVIDED.
- TRUSS/JOIST MANUFACTURER TO PROVIDE ALL PERTINENT DRAWINGS AND DESIGN INFORMATION INCLUDING MEMBER REACTIONS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL BEARING COLUMNS OF GIRDER TRUSSES TO AND SUPPORT BEAMS ARE TO BE POSTED TO FOUNDATION.
- ALL FOOTINGS TO BE TAKEN TO SOLID BEARING (MIN. 30" BELOW GRADE)
- ALL LINTELS TO EXTERIOR OR BEARING WALLS TO BE 3 - 2"x10" U.N.O.
- HEADER JOISTS EMBEDDED IN CONCRETE TO BE TREATED.
- PROVIDE JOIST HANGERS AT FLUSH FRAMED WOOD MEMBERS.
- DOUBLE OR TRIPLE STUD UNDER LINTELS AND BEAMS, AS REQUIRED OR UNLESS OTHERWISE NOTED.
- GRADE AND SPECIES OF FRAMING AS FOLLOWS. (UNLESS NOTED OTHERWISE ON DRAWING)
  - BEAMS, POSTS, COLUMNS, HEADERS, LEDGERS, JOISTS, etc. (No. 1 & 2 OR BETTER, DOUGLAS FIR LARCH OR S.P.F.)
  - STUDS (No. 1 & 2 OR BETTER SPRUCE)
  - EXTERIOR WALL SHEATHING TO BE 1/2" O.S.B. OR 1/2" PLYWOOD
  - ROOF SHEATHING TO BE MIN. 5/8" PLYWOOD UNLESS OTHERWISE NOTED.
  - ALL SUBFLOORING TO BE MIN. 3/4" T&G PLYWOOD UNLESS OTHERWISE NOTED.
- FLOOR JOISTS TO BE RESTRAINED FROM TWISTING WITH CROSS BRIDGING, SOLID BLOCKING OR EQUIV.
- SOLID BLOCKING TO BE INSTALLED FOR ADEQUATE SUPPORT OF TOWEL BARS, CURTAIN AND CLOSET RODS, SHELVES, GRAB BARS AND SIMILAR FIXTURES WHERE REQUIRED.
- MULTI-PLY LVL'S SHALL BE CONNECTED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

CONCRETE:

- PROVIDE CONCRETE AND PERFORM WORK TO CSA-A23.3.
- MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW. ALL CONCRETE NORMAL WEIGHT - 150 PCF, TYPE 10 CEMENT, TYPE F FLYASH, MAXIMUM 3/4" AGGREGATE FOR ALL CONCRETE EXCEPT 1 1/4" MAXIMUM AGGREGATE FOR CHUTE PLACED SLABS ON GRADE. SUBMIT PROPOSED MIX DESIGN TO THE ENGINEER FOR APPROVAL:  

LOCATIONS	STRENGTH MPa (PSI)	AIR_%	SLUMP +20mm	EXPOS. CLASS
FOOTINGS	25 (3600)	1-4	70	-
SUSPENDED SLABS & BEAMS	25 (3600)	4-7	70	F2
RETAINING WALL	25 (3600)	4-7	70	F2
INTERIOR S.O.G.	25 (3600)	1-4	60	-
EXPOSED S.O.G.	32 (4640)	4-8	60	C2
WALLS & COLUMNS	25 (3600)	1-4	70	-
	30 (4350)	4-7	70	F2
- DO NOT USE ADMIXTURES OTHER THAN AIR ENTRAINMENT, STANDARD WATER REDUCERS OR SUPER PLASTICIZERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- REJECT ALL CONCRETE WHEN TIME BETWEEN BATCHING AND PLACING EXCEEDS 2 HOURS.
- DO NOT ADD WATER TO THE CONCRETE ON SITE UNLESS AUTHORIZED BY THE ENGINEER.
- CONSOLIDATE ALL CONCRETE USING MECHANICAL VIBRATORS.
- CONTROL JOINTS FOR SLAB-ON-GRADE: SAWCUT TO A DEPTH OF 25% OF SLAB THICKNESS AS SOON AS POSSIBLE AND NO LATER THAN 20 HOURS AFTER POURING AT MAXIMUM 6.1m SPACING OR AT LOCATIONS SHOWN ON THE DRAWINGS.
- CONSTRUCTION JOINTS: AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
- PROTECT CONCRETE FROM ADVERSE WEATHER CONDITIONS IN ACCORDANCE WITH CSA A23.1, A23.3
- CONSTRUCT FORMWORK IN ACCORDANCE WITH WCB REGULATIONS AND CSA S269.3. FORMWORK DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.

REINFORCING:

- NEW DEFORMED BARS TO CSA G30.18 GRADE 400 (60 KSI). WELDED WIRE FABRIC TO CSA G30.5. ANCHOR BOLTS TO ASTM A307.
- PLACE REINFORCING BARS TO CSA A23.1. TIE ALL BARS SECURELY IN PLACE TO PREVENT DISPLACEMENT. SUPPORT SLAB REINFORCING ON SUITABLE CHAIRS OR SUPPORTS AT MAXIMUM 4 FT. CENTRES. PROVIDE CORNER BARS TO MATCH HORIZONTAL WALL REBAR.
- PROVIDE CLEAR CONCRETE COVER FOR REBAR AS FOLLOWS:

SURFACE POURED AGAINST	3"
FORMED SURFACE EXPOSED TO GROUND OR WEATHER	2"
BEAMS	2" TO MAIN STEEL
COLUMNS	2" TO MAIN STEEL
WALLS	1 1/2"
SLABS ON GRADE	1 1/2"
- SPLICE REBAR AS FOLLOWS (UNLESS OTHERWISE NOTED):

BAR SIZE-	25M	20M	30M	15M	10M
LAP SPLICE-	51"	31"	71"	25"	18"
- MINIMUM 2-15M REINFORCING AROUND OPENING LARGER THAN 12" AT EACH SIDE OF OPENING. EXTEND 2'-0" PAST CORNER.
- CONTRACTOR TO PROVIDE 24 HOURS NOTICE FOR REBAR INSPECTION.
- WHERE SUSPENDED SLAB DRAWINGS ONLY SHOW PRINCIPAL REINFORCING IN ONE DIRECTION, PROVIDE SHRINKAGE AND TEMPERATURE REINFORCING PERPENDICULAR TO PRINCIPAL REINFORCING AND LOCATE BETWEEN MAIN TOP AND BOTTOM REINFORCING, PER PLANS.
- PROVIDE CORNER BARS FOR ALL HORIZONTAL WALL REINFORCING
- PLACE REINFORCING BARS UNIFORMLY AND SYMMETRICALLY, U.N.O.
- WHERE NEW CONCRETE POUR MEETS ABUTTING CONCRETE, DRILL AND GROUT ALL LONGITUDINAL REINFORCING 6" I.N.O., DRILLING AND GROUTING OF REINFORCING SHALL BE WITH 'HILTI' HY-150 SYSTEM OR APPROVED EQUAL
- NO WELDING OF ANY CONCRETE REINFORCING STEEL IS PERMITTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

DESIGN LOADS (CHRISTINA LAKE) PER BCBC 2012:

- SPECIFIED DEAD LOADS:

ROOF	15 PSF (0.72 kPa)
FLOOR	15 PSF (0.72 kPa)
- SPECIFIED LIVE LOADS:

FLOOR	40 PSF (1.9 kPa)
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- CLIMATIC DATA:

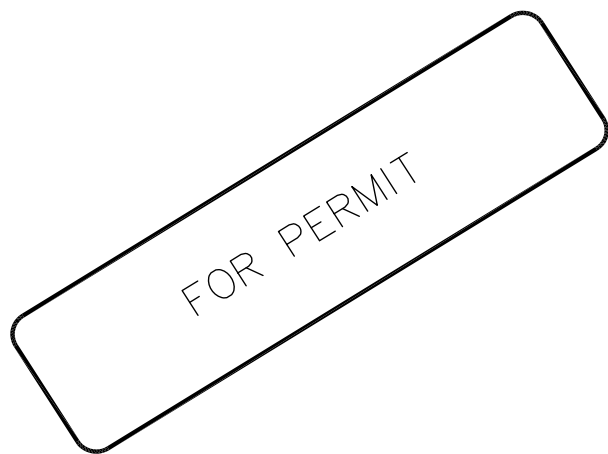
GROUND SNOW (Sg)	69 PSF (3.3 kPa)
RAIN (Sr)	2.1 PSF (0.10 kPa)
ROOF SNOW (S)	40.05 PSF (1.9 kPa)
- WIND LOADS:

(1/10)	5.4 PSF (0.26 kPa)
(1/50)	8.5 PSF (0.41 kPa)
- SEISMIC LOADS:

Sd(0.2)	0.27
Sd(0.5)	0.16
Sd(1.0)	0.080
PGA	0.14

DRAWING INDEX

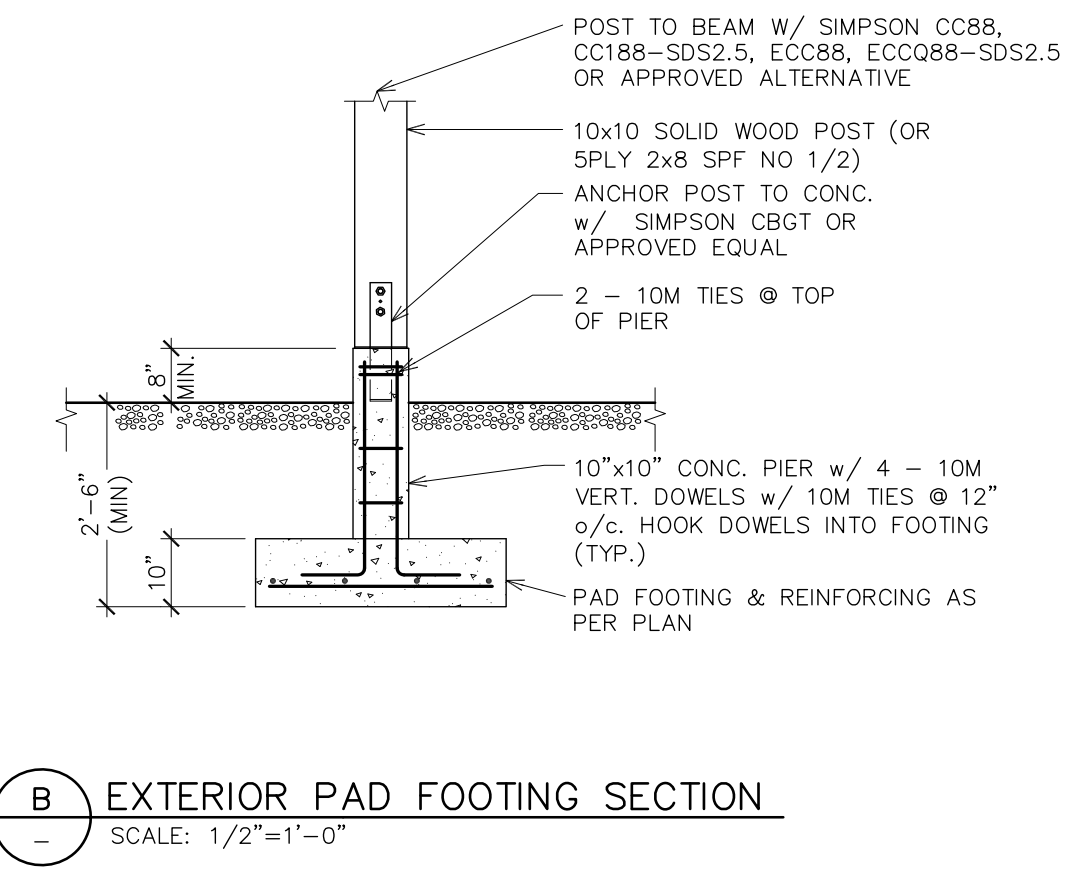
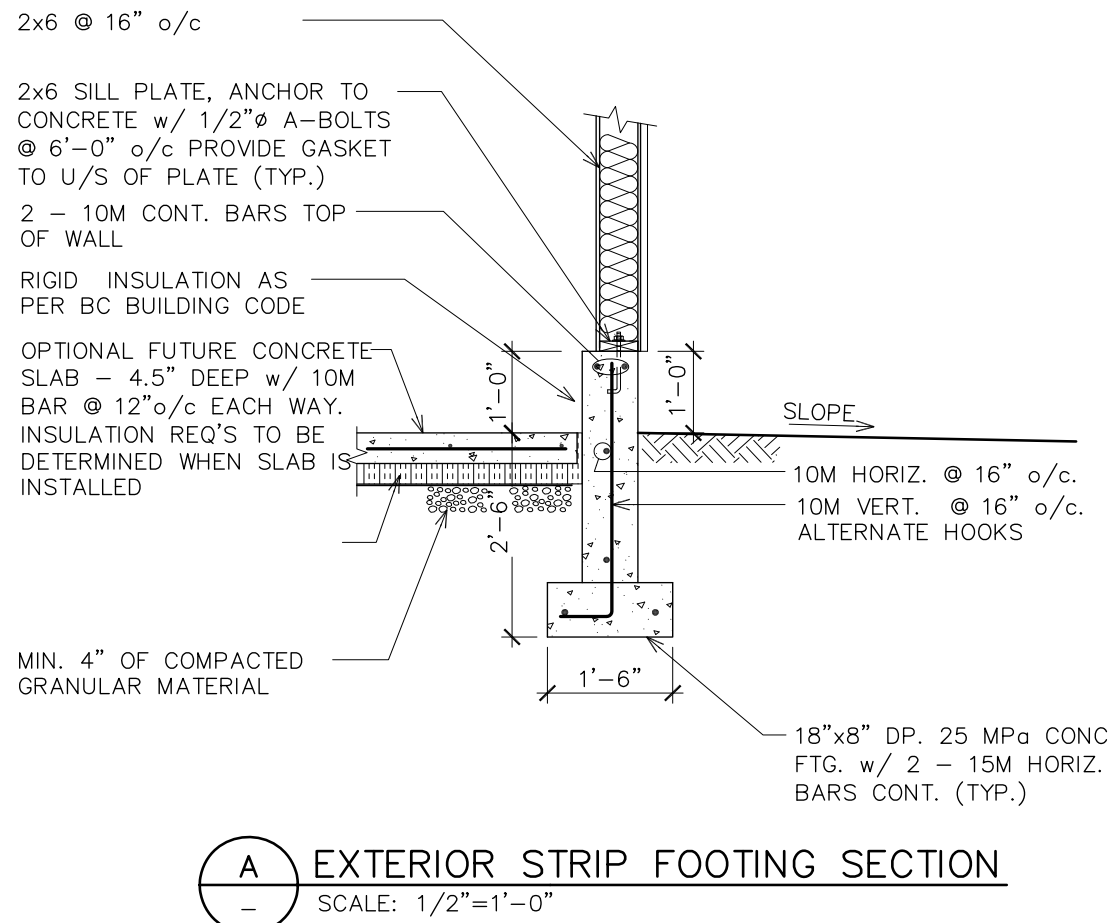
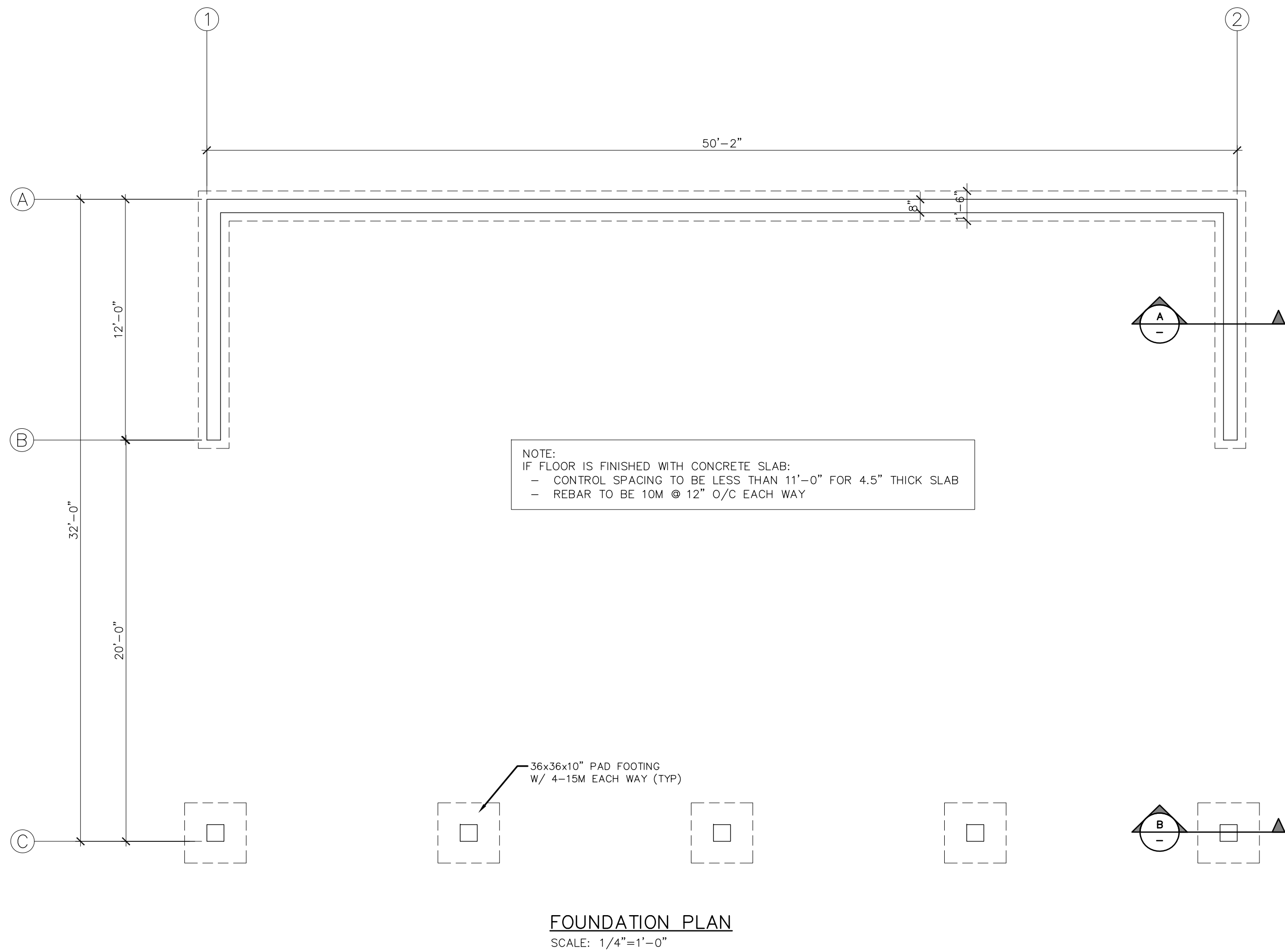
- SHEET S1.0 – FOUNDATION PLAN AND DETAILS  
SHEET S2.0 – SECTIONS AND SHEARWALL DETAILS



ENGINEERING (2012) LIMITED  
Civil • Structural  
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 Ph: (888) 617-6927

C18001-044  
GNIEWOTTA STORAGE  
BUILDING  
7815 MCRAE ROAD  
CHRISTINA LAKE, B.C.

B1	JAN 20 2019	ISSUED FOR PERMIT
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DO NOT SCALE DRAWINGS  
Written dimensions shall govern.

All dimensions to be verified on site by the contractor/builder. Report all errors or additions to the owner or designer prior to proceeding with the work.

No.	Date	Issue/Revision
B1	JAN 10/19	ISSUED FOR PERMIT
B	SEP 24/18	ISSUED FOR PERMIT
A	JUN 12/18	ISSUED FOR REVIEW

Professional Engineer Stamp:



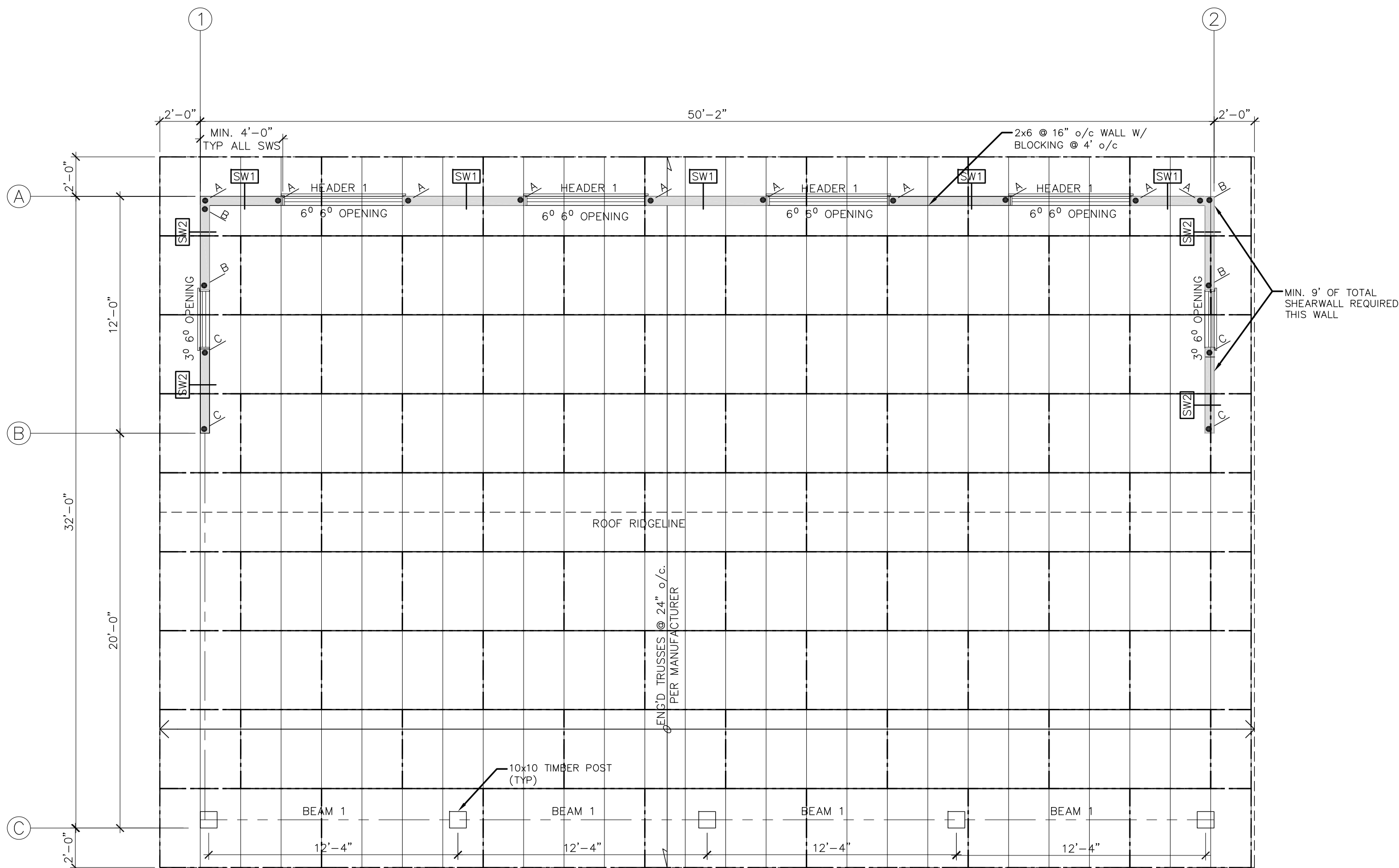
Project  
GNEWOTTA STORAGE BUILDING  
7815 MCRAE ROAD  
CHRISTINA LAKE, BC

Drawing  
FOUNDATION PLAN AND DETAILS

Date	22/05/18	Project No.	C18001-044
Designed	JK	Drawing File	C18001-044 S01
Drawn	JK	Scale	AS NOTED
Checked	RT	Sheet No.	Issue/Rev.
Approved	DS	S1.0 OF 2	B1

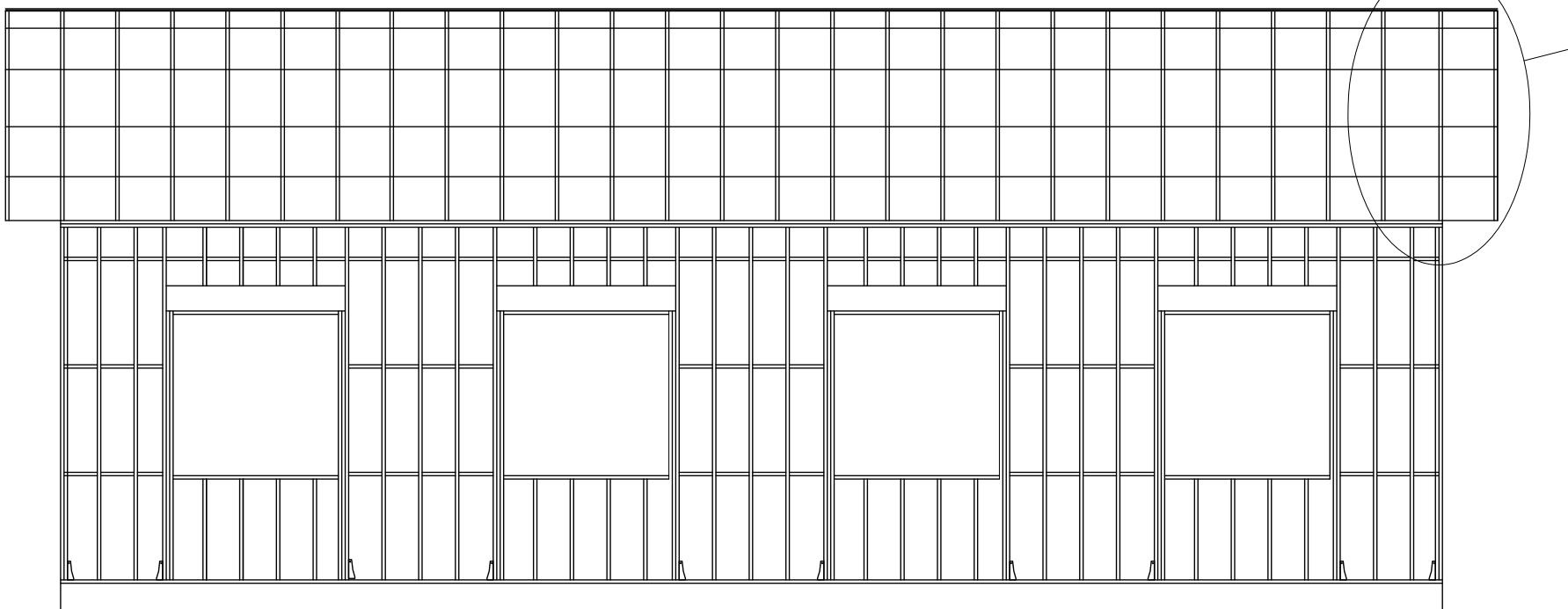
FOR PERMIT



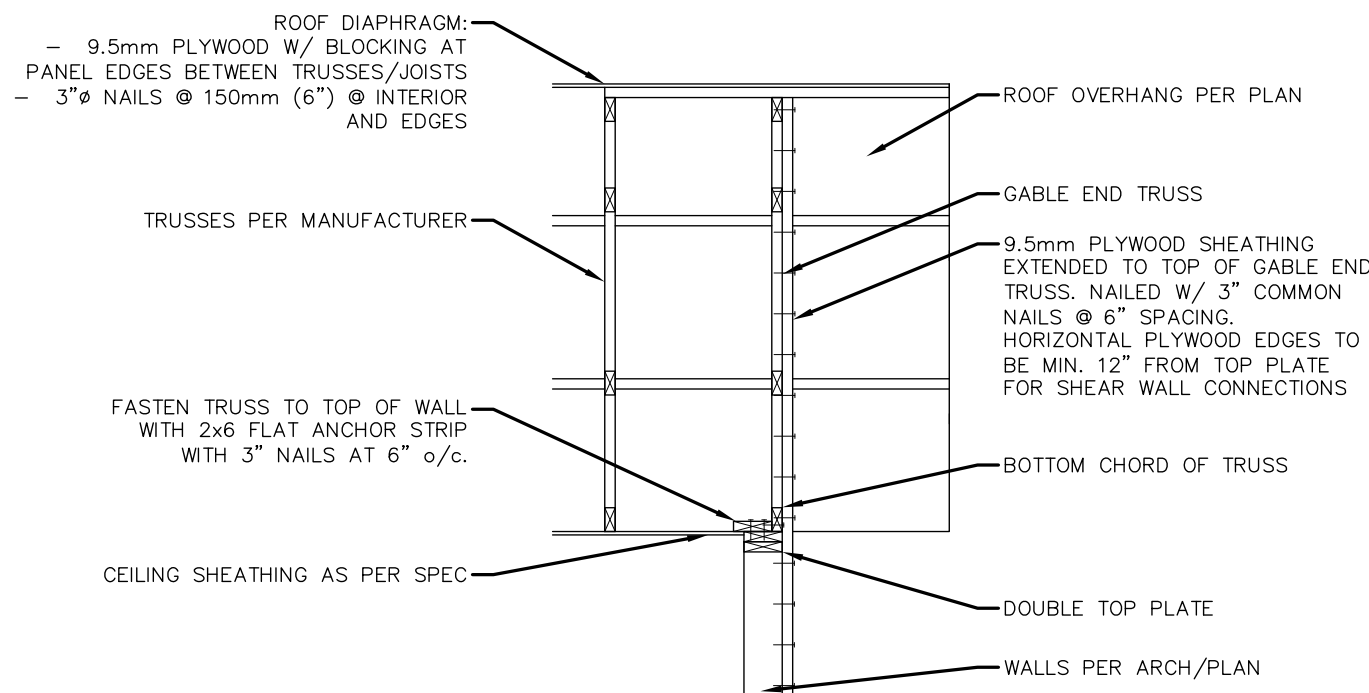


FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

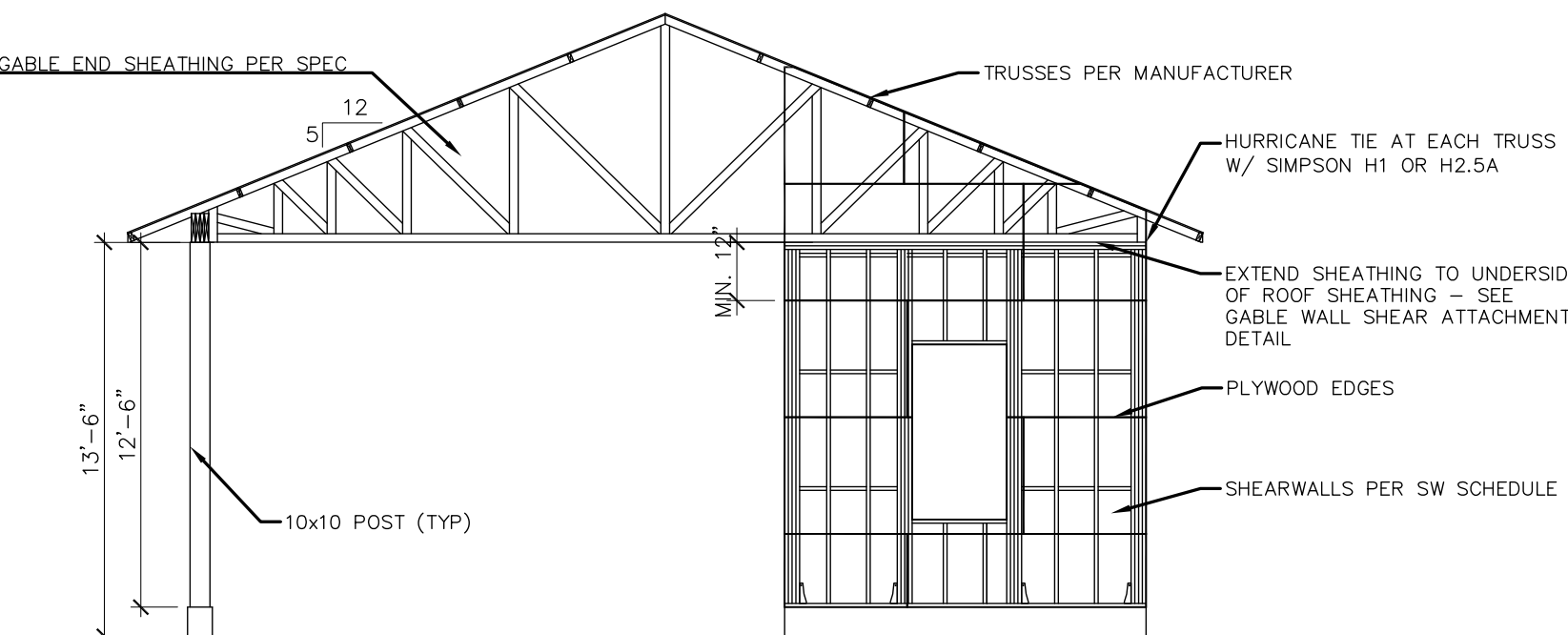
MARK	SIZE	GRADE	LENGTH
BEAM1	4PLY 1½x9½" LVL	2.OE - 2900fb	12'-4"
HEADER	1 3PLY 2x10	SPF No 1/2	6'-0" CLEAR



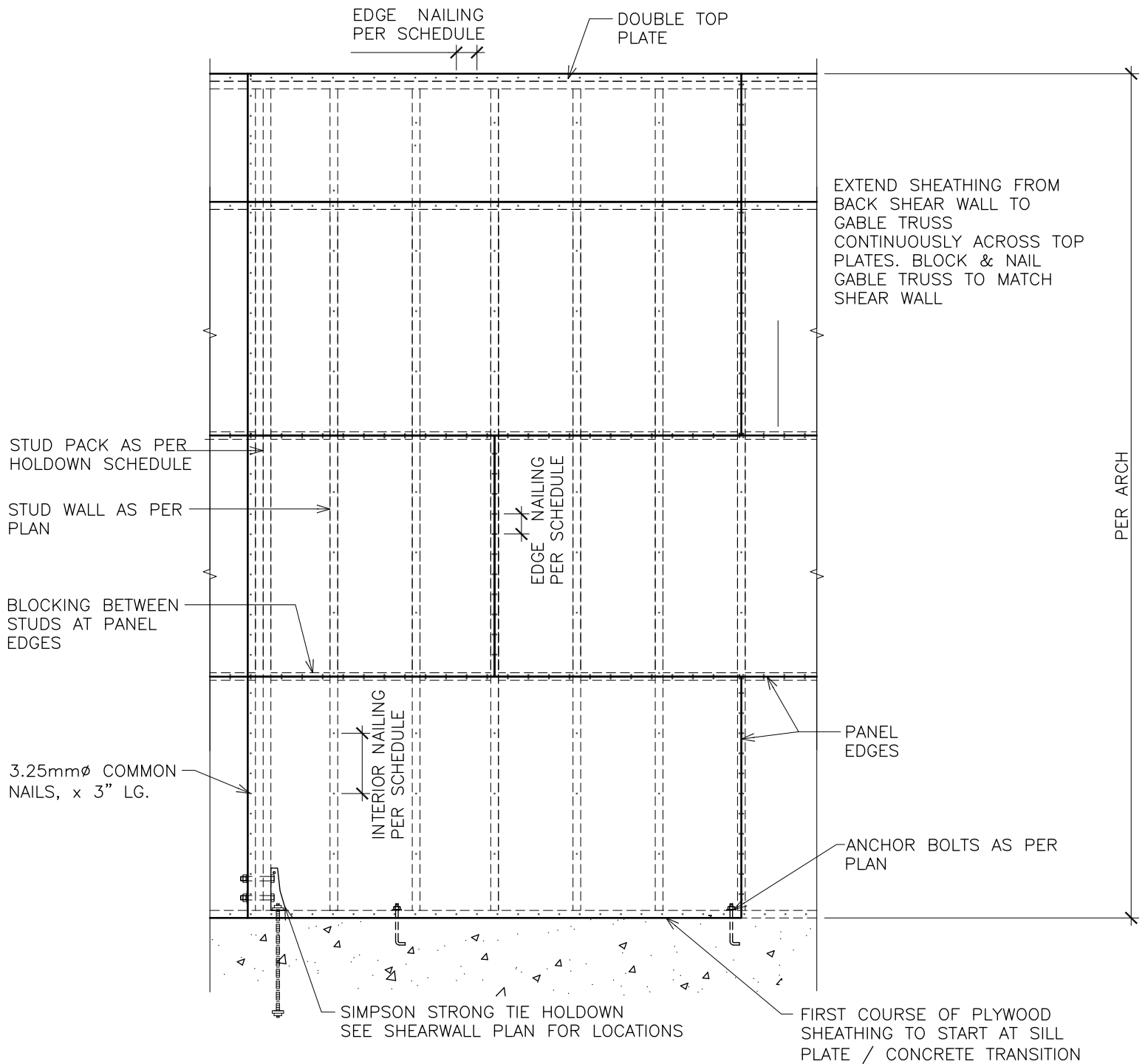
BUILDING SECTION  
SCALE: 3/16" = 1'-0"



GABLE WALL SHEAR ATTACHMENT DETAIL  
SCALE: 1/4" = 1'-0"



BUILDING SECTION  
SCALE: 3/16" = 1'-0"



TYPICAL SHEAR WALL DETAIL  
SCALE: 1/2"=1'-0"

SHEAR WALL SCHEDULE

MARK	DESCRIPTION
SW1	SHEARWALL 1 (SW1) - 12.5mm PLYWOOD ON ONE SIDE - 2x6 SPF No. 2 AND BETTER STUDS @ 16" o/c. - BLOCKING @ 4'-0" o/c. VERT. - 3.25# NAILS @ MAX. 150mm (6") NAIL SPACING @ PANEL EDGES - 3.25# NAILS @ MAX. 300mm (12") NAIL SPACING @ PANEL INTERIOR - ½" ANCHOR BOLTS @ 48" o/c
SW2	SHEARWALL 2 (SW2) - 12.5mm PLYWOOD ON BOTH SIDE - 2x6 SPF No. 2 AND BETTER STUDS @ 16" o/c. - BLOCKING @ 4'-0" o/c. VERT. - 3.25# NAILS @ MAX. 150mm (6") NAIL SPACING @ PANEL EDGES - 3.25# NAILS @ MAX. 300mm (12") NAIL SPACING @ PANEL INTERIOR - ½" ANCHOR BOLTS @ 48" o/c

HOLDOWN SCHEDULE

# REQ'D / PLAN	MARK	MODEL	MIN. WOOD MEMBER THICKNESS	Ga	W	H	B	ANCHOR	FASTENERS EMBED. DEPTH	SDS SCREWS
10	1	DTT2Z-SDS2.5	3"	14	3½"	6½"	1½"	1/2"Ø	5½"	8-SDS ¼"x2½"
4	2	HDU8-SDS2.5	4.5"	10	3"	16½"	3½"	7/8"Ø	22"	20-SDS ¼"x2½"
4	3	HDU11-SDS2.5	7.25"	10	3"	22½"	3½"	1"Ø	28"	30-SDS ¼"x2½"

NOTE:  
1. SHEARWALLS TO BE ANCHORED DOWN WITH ANCHOR BOLTS PER PLAN.  
2. AT SHEAR TRANSFER WHERE SHEATHING EXTENDS ACROSS FLOOR FRAMING: EXTEND BOTH LOWER AND UPPER SHEATHINGS TO MEET AT MID-POINT OF RIM BOARD.  
3. AT SHEARWALL TO CONCRETE FOUNDATION WALL CONNECTIONS, EXTEND SHEATHING PAST BOTTOM WALL PLATE TO TOP OF CONCRETE. NAIL TO ALL BOTTOM PLATES AT SPACINGS AS NOTED ABOVE.  
4. AT GABLE END TO SHEARWALL CONNECTION, EXTEND SHEATHING FROM BACK SHEAR WALL TO GABLE TRUSS CONTINUOUSLY ACROSS TOP PLATES. BLOCK AND NAIL GABLE TRUSS TO MATCH SHEARWALL.

FOR PERMIT

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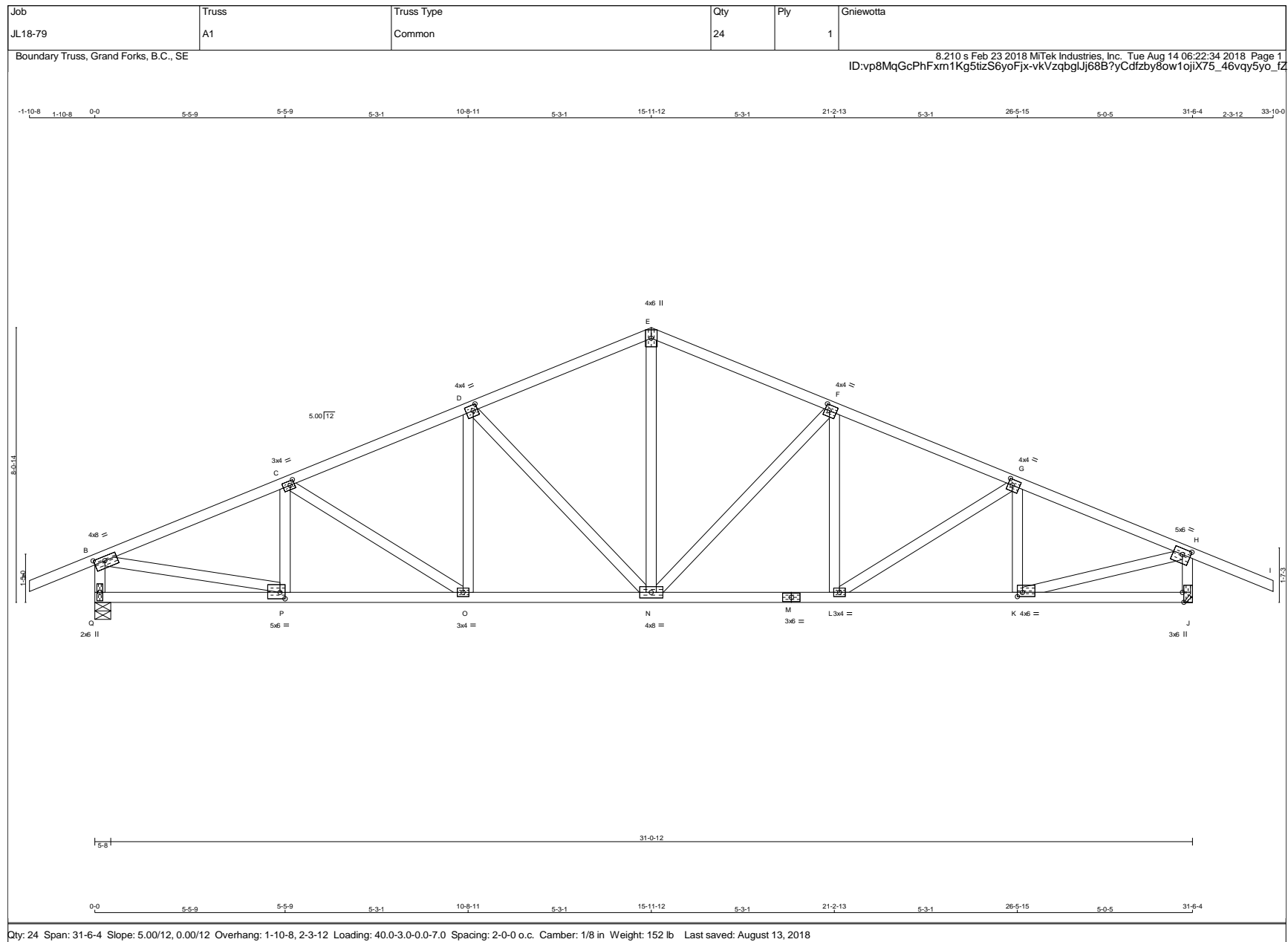
Professional Engineer Stamp:

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Civil • Structural  
2248 Christina Ave. Cambridge, B.C. V5R 2X1 Ph: (604) 617-4427

Project  
GNIIEWOTTA STORAGE BUILDING  
7815 MCRAE ROAD  
CHRISTINA LAKE, BC

Drawing  
FRAMING PLAN, SECTIONS, AND SHEARWALL DETAILS

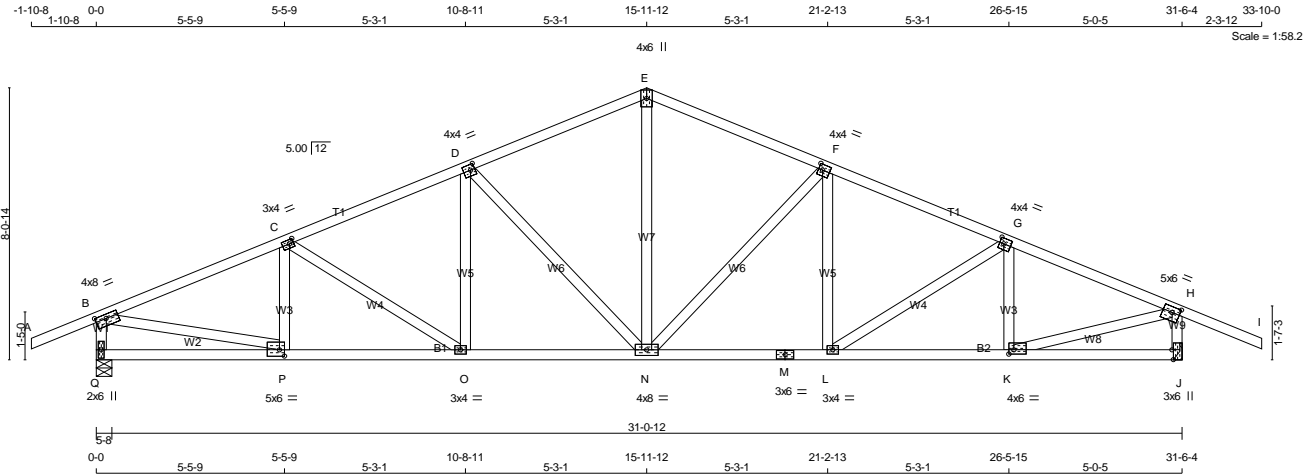
Date	22/05/18	Project No.	C18001-044
Designed	JK	Drawing File	C18001-044 S01
Drawn	JK	Scale	AS NOTED
Checked	RT	Sheet No.	Issue/Rev.
Approved	DS	S2.0 OF 2	B1



## Applicant Submission

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Gniewotta	DRWG NO.
JL18-79	A1	24	1	TRUSS DESC.		

Boundary Truss, Grand Forks, B.C., SE

Version 8.210 S Feb 23 2018 MTEK Industries, Inc. Tue Aug 14 06:22:52 2018 Page 1  
ID:vp8MqGcPhFxm1Kg5tizS6yoFix-NCbnclu23FNbMmKhRlpgxYuT2mXl7OdDvHnb2yo\_fH

LUMBER	N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
A - E	2x4	DRY	1650F 1.5E	SPF	
E - I	2x4	DRY	1650F 1.5E	SPF	
Q - B	2x4	DRY	1650F 1.5E	SPF	
J - H	2x4	DRY	1650F 1.5E	SPF	
Q - M	2x4	DRY	1650F 1.5E	SPF	
M - J	2x4	DRY	1650F 1.5E	SPF	
ALL WEBS	2x4	DRY	1650F 1.5E	SPF	
DRY: SEASONED LUMBER.					

PLATES (table is in inches)						
JT	TYPE	PLATES	W	LEN	Y	X
B	TMVW-t	MT20	4.0	8.0	1.50	3.75
C	TMVW-t	MT20	3.0	4.0	1.50	1.50
D, F, G						
D	TMVW-t	MT20	4.0	4.0	2.00	1.50
E	TTW+p	MT20	4.0	6.0		
H	TMVW-t	MT20	5.0	6.0	2.00	2.75
J	BMV1+t	MT20	3.0	6.0	Edge	0.50
K	BMVW-t	MT20	4.0	6.0	1.50	1.75
L	BMVW-t	MT20	3.0	4.0		
M	BS-t	MT20	3.0	6.0		
N	BMVW-t	MT20	4.0	8.0		
O	BMVW-t	MT20	3.0	4.0		
P	BMVW-t	MT20	5.0	6.0	2.25	1.75
Q	BMV1+p	MT20	2.0	6.0		

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

## DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS	FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQRD BRG
JT	VERT	HORZ	DOWN	HORZ
Q	2534	0	2534	0
J	2589	0	2589	0

A SUITABLE MECHANICAL CONNECTION IS REQUIRED AT JOINT J TO RESIST THE MAX FACTORED REACTIONS.

## UNFACTORED REACTIONS

1ST LCASE	MAX/MIN. COMPONENT REACTIONS
JT	COMBINED
Q	1743 1417 / 0
J	1781 1452 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) Q

## BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.94 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

## LOADING

TOTAL LOAD CASES: (4)

CHORDS	MEMB.	MAX. FACTORED FORCE (LBS)	VERT. LOAD (PLF)	MAX. FACTORED FORCE (LBS)	MAX. FACTORED FORCE (LBS)
FR-TO					
A-B		0 / 47	-127.6	-127.6	0.28 (1)
B-C		-3395 / 0	-127.6	-127.6	0.45 (1)
C-D		-3212 / 0	-127.6	-127.6	0.38 (1)
D-E		-2543 / 0	-127.6	-127.6	0.38 (1)
E-F		-2543 / 0	-127.6	-127.6	0.38 (1)
F-G		-3146 / 0	-127.6	-127.6	0.38 (1)
G-H		-3169 / 0	-127.6	-127.6	0.37 (1)
H-I		0 / 58	-127.6	-127.6	0.42 (1)
Q-B		-2490 / 0	0.0	0.0	0.16 (1)
J-H		-2549 / 0	0.0	0.0	0.17 (1)
Q-P		0 / 0	-17.5	-17.5	0.10 (4)
P-O		0 / 3156	-17.5	-17.5	0.41 (1)
O-N		0 / 2965	-17.5	-17.5	0.39 (1)
N-M		0 / 2907	-17.5	-17.5	0.39 (1)
M-L		0 / 2907	-17.5	-17.5	0.39 (1)
L-K		0 / 2947	-17.5	-17.5	0.38 (1)
K-J		0 / 0	-17.5	-17.5	0.08 (4)
W E B S					
FR-TO					
P-C		-546 / 0	10.00		0.06 (1)
C-O		-228 / 0	3.94		0.08 (1)
O-D		0 / 213	4.11		0.02 (1)
D-N		-934 / 0	4.51		0.59 (1)
N-E		0 / 1396	4.50		0.16 (1)
N-F		-850 / 0	4.15		0.53 (1)
L-F		0 / 116	4.14		0.02 (4)
L-G		-47 / 0	10.00		0.02 (1)
K-G		-667 / 0	6.16		0.07 (1)
B-P		0 / 3221	6.10		0.37 (1)
K-H		0 / 3043	6.10		0.35 (1)

## DESIGN CRITERIA

## SPECIFIED LOADS:

TOP CH.	LL	=	40.1	PSF
	DL	=	3.0	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.0	PSF
TOTAL LOAD	=	50.0	PSF	

## SPACING = 24.0 IN./C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

## THIS DESIGN COMPLIES WITH:

- PART 9 OF OBC 2012, BCBC 2012, ABC 2014  
- CSA 086-09  
- TPIC 2011

(55 % OF 69.0 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 40.1 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (1.05")  
CALCULATED VERT. DEFL.(LL) = L/999 (0.16")  
ALLOWABLE DEFL.(TL)= L/360 (1.05")  
CALCULATED VERT. DEFL.(TL) = L/999 (0.26")

CSI: TC=0.45/1.00 (B-C:1), BC=0.41/1.00 (O-P:1), WB=0.59/1.00 (D-N:1), SSI=0.30/1.00 (B-C:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 0.50

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

## NAIL VALUES

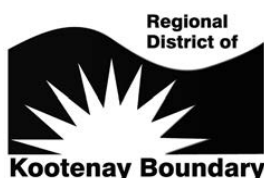
PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	618	354	1667
	822	2284	1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.90 (H) (INPUT = 0.90)

JSI METAL= 0.85 (H) (INPUT = 1.00)



## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	Development Permit - Gogowich		
<b>Date:</b>	March 14, 2019	<b>File #:</b>	C-1021s-04542.000
<b>To:</b>	Chair Worley and members of the EAS Committee		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

We have received an application for a development permit from Weiland Construction, acting as an agent for Randy and Jackie Gogowich, to construct a single family dwelling on a waterfront property on West Lake Drive in Electoral Area 'C'/Christina Lake (see attachments).

Property Information	
<b>Owner(s):</b>	Randy and Jackie Gogowich
<b>Agent:</b>	Weiland Construction
<b>Location:</b>	1912 West Lake Drive
<b>Electoral Area:</b>	Electoral Area C / Christina Lake
<b>Legal Description(s):</b>	Lot 8; Plan KAP7442; DL 1021s; SDYD
<b>Area:</b>	0.08 ha (0.2 acr)
<b>Current Use(s):</b>	Single-family dwelling
Land Use Bylaws	
<b>OCP Bylaw No. 1250:</b>	Waterfront Residential
<b>DP Area:</b>	Environmentally Sensitive Waterfront
<b>Zoning Bylaw No. 1300:</b>	Waterfront Residential 2 (R2)
Other	
<b>ALR:</b>	NA
<b>Waterfront / Floodplain:</b>	Partial
<b>Service Area:</b>	NA
<b>Planning Agreement Area:</b>	NA

### History / Background Information

This parcel is accessed along West Lake Drive and is split into two portions by the road. The lakeside portion is on the east side of West Lake Drive. There is currently a single-family dwelling on the property.

The whole parcel is within the Waterfront Environmentally Sensitive Development Permit Area. A small piece of the property, on the northeastern edge, is within the 200-yr floodplain, though the location of the current dwelling and the proposed building site are not within the floodplain.

Page 1 of 3

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The property is designated as Waterfront Residential in the Electoral Area 'C'/Christina Lake OCP and zoned as Waterfront Residential 2 in the Electoral Area 'C'/Christina Lake Zoning Bylaw. Surrounding properties to the north and south share the same OCP designation and Zone. To the west, the land is designated as Natural Resource and zoned as Natural Resource 1.

## Proposal

The applicants propose to demolish the existing cabin on the parcel and to construct a new single family dwelling. The existing and proposed dwelling are sited on the eastern or lakefront side of the parcel (see Applicants Submission).

The applicant has retained Dan Sahlstrom, P. Eng. of WSA Engineering Limited to provide a report on the proposed septic upgrades and its compliance with the RDKB Development Permit guidelines. Dan Sahlstrom also provided the footprint of the proposed single family dwelling, displaying the setbacks from parcel lines.

The professional report submitted by WSA Engineering Limited recommends the installation of a Type 2 treatment and disposal system as the most suitable sewerage system, based on a potential 4 bedroom dwelling. The report and recommendations are based on the review of soil logs and an independent site visit by Dan Sahlstrom, P. Eng. of WSA. Survey data was provided by Hango Land Surveying Inc. including the position of the cabin currently on site.

According to the report, a Type 2 system is recommended to decrease the infiltration surface needed. This system has been selected to meet requirements of the Province of British Columbia with regard to design flows, soil conditions, and set backs as outlined in the *Sewerage System Standard Practices Manual, Version 3 September, 2014* (SSPM). The sewerage disposal field would be located on the western portion of the property, 10m west of West Lake Drive and approximately 50m from the lakeshore.

The Sewerage Disposal Report concluded that the soils are suitable and that sufficient land area exists to allow the installation of a septic disposal system on the property in compliance with Environmentally Sensitive Waterfront Development Permit guidelines.

## Implications

The OCP outlines guidelines for applications for development permits. Before construction takes place, the owner must submit a professional report that demonstrates, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is adequate to avoid undue impacts on the quality of water in adjoining lakes and watercourses. The professional report will suggest a method of sewage treatment that, wherever possible, exceeds the minimum standards required by Provincial regulation.

WSA's professional report states that the selected system will meet the minimum requirements of the Province of British Columbia as outlined in the SSPM and that systems designed to that standard will provide efficient and effective protection to health and the environment.

Page 2 of 3

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The level of detail provided in all segments of the report is sufficient to demonstrate how the recommendation was arrived at and that the recommendation is based upon the unique characteristics of the parcel. The report determines that a limited area for a disposal field and the orientation of the lot make the site incompatible with a Type 1 system and demonstrates that a Type 2 system would be a better option.

This report does not establish how this sewerage system will exceed the minimum standards of provincial regulation, but it does demonstrate that the recommended system meets requirements and states that once installed, it will be inspected and signed off by an accredited wastewater professional.

With regard to zoning requirements, the application states that the existing residence is to be demolished and a new residence constructed. Current bylaw standards must be used for new construction. The site plan for the proposed single family dwelling meets all setback requirements outlined in the Waterfront Residential 2 Zone.

### **Advisory Planning Commission (APC)**

The Electoral Area 'C'/Christina Lake APC supported this application at their March 5, 2019 meeting. In addition the APC indicated that as of March 4, 2019, a development permit sign had not been posted on the property.

### **Planning and Development Comments**

Posting of a sign is not a requirement for a development permit.

### **Recommendation**

That the staff report regarding the Development Permit application submitted by Weiland Construction on behalf of Randy and Jackie Gogowich to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Lot 8, Plan KAP7442, DL 1021s, SDYD, Electoral Area 'C'/Christina Lake, be received.

### **Attachments**

*Site Location Map*

*Subject Property Map*

*Applicants Submission*



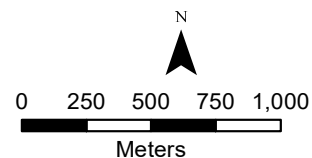


Regional District of  
Kootenay Boundary

Date: 30/01/2019

## Site Location Map

1912 West Lake Dr. District Lot 1021s  
Christina Lake



1:25,415



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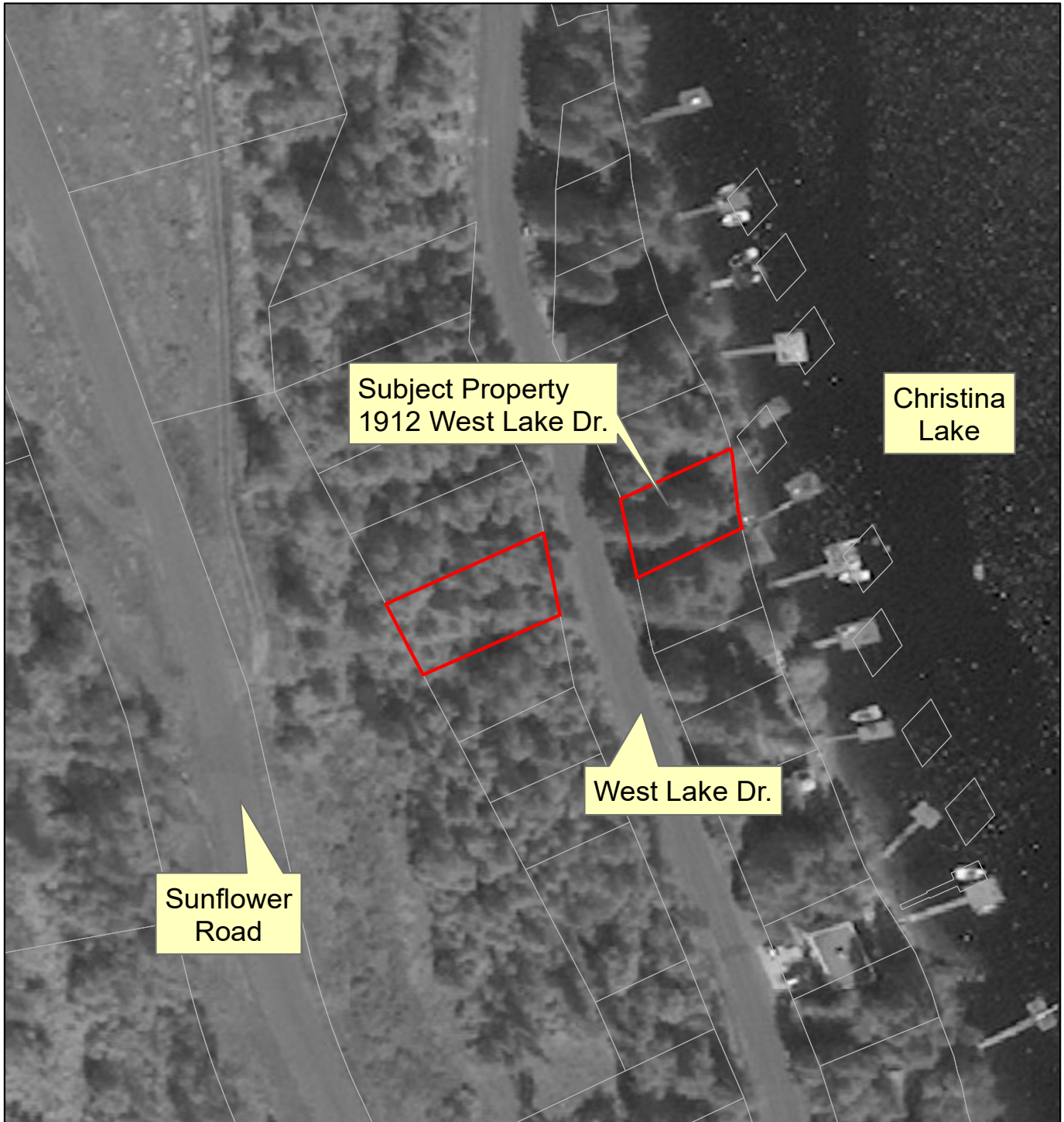
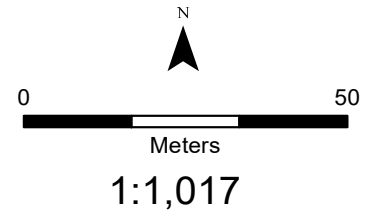


Regional District of  
Kootenay Boundary

Date: 30/01/2019

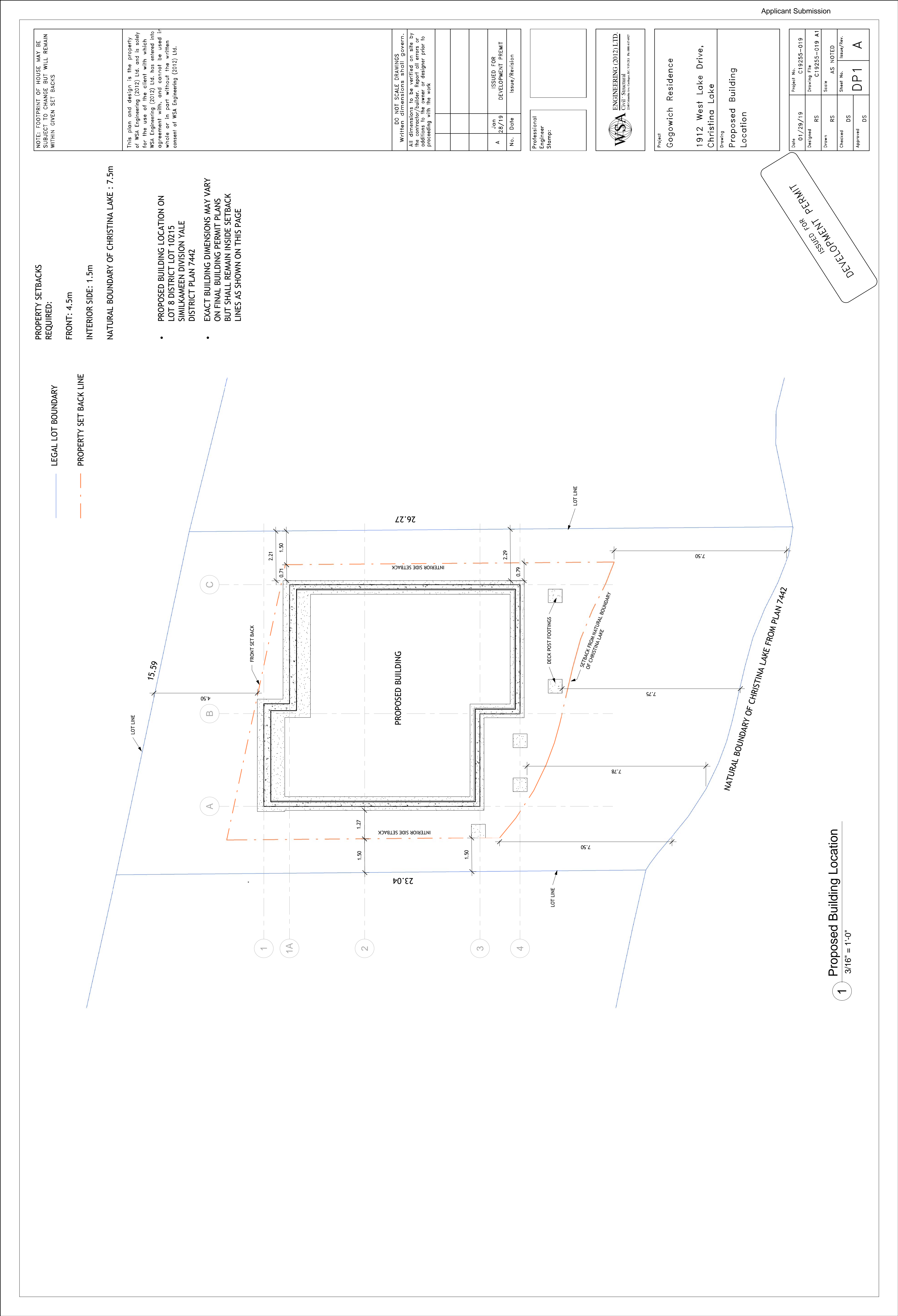
## Subject Property Map

1912 West Lake Dr. District Lot 1021s  
Christina Lake

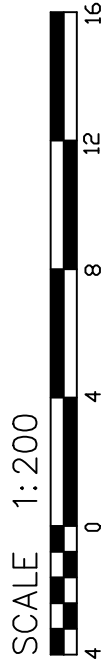


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BC LAND SURVEYOR'S  
BUILDING LOCATION CERTIFICATE  
LOT 8 DISTRICT LOT 1021S  
SIMLKAMEEN DIVISION YALE  
DISTRICT PLAN 7442



PID 009-991-123

All distances are in metres.

Property dimensions derived from Posting Plan  
KAP51038



Location of Current Dwelling on Subject Property



NOTE

This plan was prepared for limited site analysis or mortgage purposes only, is not to be used to re-establish boundaries or for construction purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document. Not to be used for litigation purposes.

Applicant Submission



This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 16th day of August, 2018.  
Date of survey: August 15, 2018.

© 2018 Joshua Hango, BCLS

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**ENGINEERING (2012) LIMITED**

2248 Columbia Avenue Castlegar, BC V1N 2X1 e-mail: mail@wsaeng.ca Tel 1-888-617-6927

Applicant Submission

January 21, 2019

File: C19253-019

Regional District of Kootenay Boundary  
202-843 Rossland Ave  
Trail, BC V1R 4S8

Attn: Donna Dean

***Re: Sewerage Disposal Report for Development Permit for the home of Randy and Jackie Gogowich  
1912 Westlake Road, Christina Lake, BC.***

***Section 1 – Introduction***

At the request of Randy Gogowich, the owner of the above noted property on Christina Lake, a site assessment was conducted on November 23, 2018. Information was collected to determine if the soils are suitable for disposal of sewerage from a proposed residence without harm to the lakeshore and waters of Christina Lake. The site assessment and subsequent septic system pre-design were completed by WSA Engineering (2012) Ltd. (WSA), retained by Mr. Gogowich to review and incorporate the assessment results in a professional report intended to accompany the Development Permit application. The Development Permit application is required due to the property's location in a designated Environmentally Sensitive Waterfront Development Permit Area. Dan Sahlstrom, P. Eng. of WSA has reviewed the soil logs and had been to the site to complete an independent field review. The review concluded that the soils are suitable and that sufficient land area exists to allow the installation of a septic disposal system on the property in compliance with RDKB setback requirements.

***Section 2 – Site Description***

The subject property (Lot 8 DL 1021S SDYD Plan 7442 at 1912 West Lake Drive) is located on the west side of Christina Lake along West Lake Drive. The lakeside portion of the property on which the house is proposed follows approximately 15.5m along the lakeshore and extends about 24.5m from the lake to the road. A non-contiguous portion of the property lies to the west across the road, which is the proposed location of the sewerage disposal field. This portion is approximately 15m x 33m, with a slope averaging 25% in the location of the proposed treatment and infiltration field. The disposal field is located 10m beyond the road and approximately 50m from the lakeshore. The septic tank will be situated next to the house and the effluent pumped up across the road to the field.

***Section 3 – Flows***

The proposed residence has a total floor area of 101.1 m<sup>2</sup> and may have up to 4 bedrooms. Based on Table II-8 of the *Sewerage System Standard Practices Manual, Version 3 September, 2014* (SSPM) the sewerage daily design flow will be 1,600 litres per day. The proposed use for the building will be seasonal residential and no unusual flow patterns or effluent qualities are anticipated. Garburators and water softeners will not be used on this sewerage disposal system.

## Applicant Submission

### ***Section 4 – Field Investigation***

---

WSA conducted a site investigation on November 23, 2018 to determine the feasibility of a proposed sewerage treatment system and alternate as required in the SSPM.

An observation hole was excavated on the portion of the property above West Lake Drive which will contain the proposed disposal site and alternate.

The exposed soil profile in the observation hole showed a layer of loamy sand containing cobbles to 20 cm diameter to a depth of 58 cm and below that a layer of loam, clay and sand to a depth of 150 cm, with rounded cobbles to 30 cm diameter. Permeameter readings taken near the observation hole yielded percolation rates of 9.4 and 5.5 millimetres per minute.

Based on Table II-23 of the SSPM the field saturated hydraulic conductivity (infiltration) rate is estimated at 300 mm per day, with a field loading rate of 23 litres per square metre per day for Type 1 systems or 40 litres per square metre per day for Type 2 systems. The observation pit and permeameter logs are appended to this report.

### ***Section 5 – Assessment of Alternatives***

---

To dispose of the daily design flow an infiltration area of 69.6 m<sup>2</sup> is required for Type 1 treatment or 40 m<sup>2</sup> for Type 2.

In order to provide adequate dispersal, effluent treated to Type 1 specifications outlined in Section 2.4.1.1 of the SSPM will need to be pumped from a septic collection and treatment tank to the proposed secondary treatment and dispersal field location, which shall be located to comply with all setback requirements in the SSPM and RDKB bylaws. The soil has moderate permeability and will require a relatively large area for proper treatment and disposal.

The slope of the disposal area negates the use of seepage bed infiltration for Type 1 systems as the area required is incompatible with the configuration of the lot and the orientation of the proposed seepage beds. Type 1 infiltration trenches would also require more than the available area due to spacing limitations so the best choice for the infiltration system is Type 2 treatment to decrease the infiltrative surface needed.

The disposal field has a slope of 25%, at the limit of the slope specification for Eljen GSF modules and near the upper limit for EnviroSeptic Type 2 treatment systems. The effluent is arriving at the infiltration area under pressure supplied by the pump chamber below the road so pressure lateral delivery to the Eljen option via a header is simplified; EnviroSeptic modules are designed for gravity distribution so a momentum dissipator in a distribution box will be required.

The system's pump may be set for demand or dosing operation. Because of the relatively slow infiltration rate, timed small doses of effluent are proposed to maximize the efficiency of the field and mitigate the effect of surges during peak flow times. The effluent will be detained in a pump chamber of sufficient capacity to hold approximately 150% of the daily design flow in case of electrical failure or equipment malfunction and released in a recommended 12 doses over a 24-hour period.

### **Section 6 – Recommendations and Justification**

---

The recommended method of effluent treatment and disposal is as follows: sewerage will flow by gravity from the proposed residence to a minimum 5,100-litre two-chambered septic tank (concrete or PE) with a filter at the outlet and then continue by gravity to a 2,270-litre PE or concrete chamber configured to provide 12 doses of 135 litres per day and containing a submersible pump of sufficient capacity and power for efficient transportation. The effluent will be pumped to a seepage bed with modules providing secondary treatment to Type 2 specification. The justification for a pressure system is threefold. It allows for dosing of the disposal field which results in more even and efficient field distribution and rest time, it allows the effluent to be transported uphill and away from the lake to provide sufficient setback separation and it also reduces the disposal field footprint to mitigate problems in lower-permeability soils.

The Type 2 treatment and disposal system has been selected given the design flows, soil conditions and setbacks to meet the minimum requirements of the Province of British Columbia as outlined in the SSPM. Systems designed to the current version of the manual will provide efficient and effective protection to health and the environment.

The particulars of this sewerage system will be filed with Interior Health and a Letter of Certification will be submitted upon completion of installation and testing. Construction of the proposed system will follow the proposed design and the finished system will be inspected and signed off by an accredited wastewater professional.

### **Closure**

---

This report has been prepared for the exclusive use of Randy and Jackie Gogowich their representatives and the RDKB and is in accordance with generally accepted engineering principles and practice. No other warranty, either expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSA accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

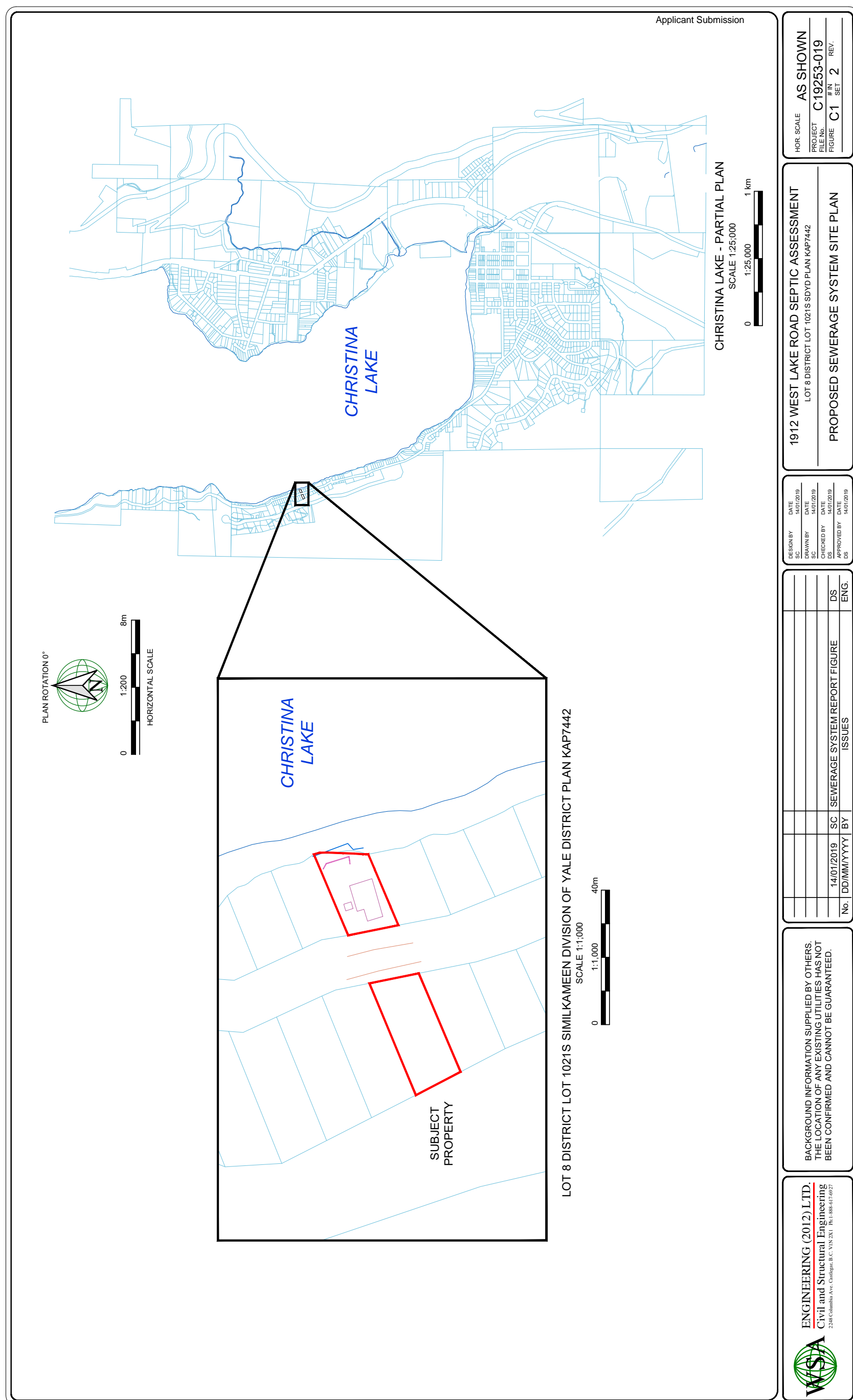
We trust that the information provided above meets with your current requirements. If you have any questions, or require any further information, please contact the undersigned.

Respectfully submitted,

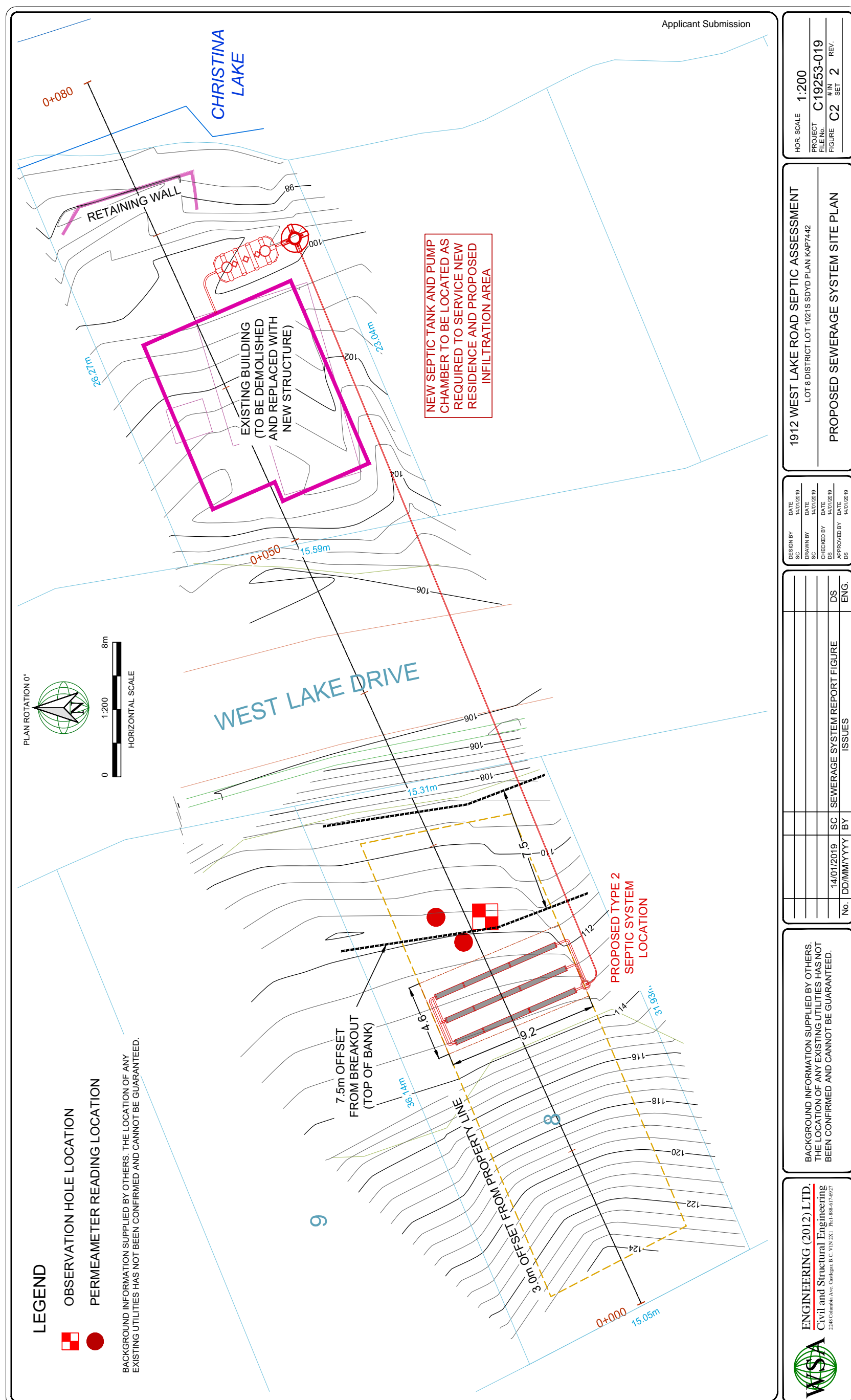


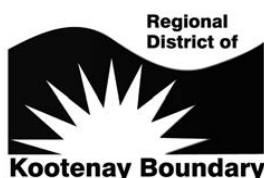
WSA ENGINEERING (2012) LTD.

Dan Sahlstrom, P. Eng.









## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	Ministry of Transportation and Infrastructure - Subdivision		
<b>Date:</b>	March 14, 2019	<b>File #:</b>	<b>E-2358-05134.001</b> E-2352-05130.000
<b>To:</b>	Chair Worley and members of the EAS Committee		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

The RDKB has received a referral from the Ministry of Transportation and Infrastructure (MOTI) regarding a subdivision application in Electoral Area 'E' / West Boundary (see Attachments).

Property Information	
<b>Owner(s):</b>	Carmi Creek Holdings Ltd.
<b>Agent:</b>	DA Goddard Surveys
<b>Location:</b>	West of Hwy 33, south of Carmi
<b>Electoral Area:</b>	Electoral Area 'E' / West Boundary
<b>Legal Description(s):</b>	1) <b>Block A, DL 2358, SDYD, (PID 026-462-931)</b> 2) DL 2352, SDYD, (PID 015-109-968)
<b>Area:</b>	23.7 ha 1) 17.9 ha 2) 5.8 ha
<b>Current Use(s):</b>	Vacant
Land Use Bylaws	
<b>OCP Bylaw:</b>	NA
<b>DP Area:</b>	NA
<b>Zoning Bylaw:</b>	NA
Other	
<b>ALR:</b>	NA
<b>Waterfront / Floodplain:</b>	NA
<b>Service Area:</b>	NA
<b>Planning Agreement Area:</b>	NA

### History / Background Information

The subject properties are located to the west of Highway 33 and south of Carmi. These parcels are part of former mineral claims known as the "Hartford" M.C. (DL 2358) and "Carmi" Mineral Claim (DL 2352). Carmi is named after a silver mine that operated in the nearby area.

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P:\PD\EA\_ 'E'\E-2358-05134.001 Carmi Creek\2019-03-MOTI Subdivision\EAS\2019-02-05\_MOTI\_EAS.docx



Carmi is considered a ghost town. The previous businesses, such as a hotel, are no longer operating. Parts of the old town have been removed or are overgrown with trees and vegetation. There is very little development in the original town site. Currently there are only a handful of residents, with larger properties typical of many rural areas. The former town site is still visible on maps as there are several smaller lots that were never consolidated.

The subject parcels are in a portion of Electoral Area 'E' West Boundary without an Official Community Plan or Zoning Bylaw and the subject properties are not in the ALR.

The subject properties are split by the Kettle River and the Kettle Valley Railroad right of way, which is now part of the Trans Canada Trail. The subject properties are surrounded by developed and undeveloped rural acreages to the north and east. To the south and west are old mineral claims and crown owned District Lots.

The combined area of the subject properties is 23.7 hectares. A previous subdivision occurred in 2017, creating 3 Lots on the northeast side of the Kettle River. The majority of the area proposed for subdivision is on the subject properties west of the Kettle River, with one lot being proposed adjacent to those that previously subdivided. There are covenants on title that ensure access across the previously subdivided lots to this proposed lot, Lot 5.

## Proposal

The applicants have proposed a subdivision of the lots into 5 new parcels: Lot 1, 1.4 ha; Lot 2, 1.2 ha; Lot 3, 1.2 ha; Lot 4, 1.1 ha; and, Lot 5, 1.1 ha.

Lots 1-4 are proposed to be primarily subdivided from District Lot 2352, with a small portion of Block A DL 2358, to the southwest of the Kettle River. A proposed extension of Dale Avenue will provide access to these lots and to the remainder of Block A DL 2358.

Lot 5 is proposed to be made of the portion of Block A DL 2358 on the northeastern side of the Kettle River.

## Implications

There are no land use bylaws within this portion of Electoral Area 'E' West Boundary and these parcels are outside the ALR. There are no policies or documents that can be referenced regarding the proposed land use or parcel size.

No park land dedication is required for this subdivision. According to a provision under section 510 of the *Local Government Act*, if an area has previously been used to calculate a park land contribution that area must not be taken into account for a subsequent entitlement in future subdivision of that land. These properties were subdivided in 2017 and the RDKB received a park land contribution of \$12,800 as a result of that subdivision.

The applicant has also submitted a preliminary sewage dispersal assessment report completed by a certified onsite wastewater practitioner as part of their application. This report identifies well sites and proposed septic system locations on each property. It outlines the compatibility of systems for the area.

Lot 4 may have restricted locations for building due to the proximity to the Kettle River and the proposed site of the septic field. The *Regional District of Kootenay Boundary RDKB Floodplain Bylaw for Certain Lands Within the RDKB* requires that there are floodplain setbacks from the Kettle River of 30 m. Lot 4 has a width between the Kettle River and the lot line of 51 m at its narrowest extent and 87 m at its widest. The proposed septic field is situated in the corner farthest from the river on the widest side of the lot (see map: Proposed Operating and Reserved Backup Dispersal Areas). There are potential building sites, but the size of the house would be limited due to these restrictions.

### **Advisory Planning Commission (APC)**

The Electoral Area 'E'/West Boundary APC did not support this application and included the following comments:

1. The proximity of the small lots to the Kettle River and potential impacts on the river.
2. The lots may be in the flood plain and there is the potential for flooding of the lots, buildings, wells, and septic systems. A lot and house nearby and north of this potential subdivision was flooded by the high water in 2018.
3. The lots are on a curve in the river where the river banks may be subject to erosion especially if the trees along the river bank are cut.
4. Proximity to the KVR and potential conflicts with the users of the Trans Canada Trail (TCT). A section of the access road is parallel to the TCT. If snow plowing of the road results in snow be moved onto the TCT this would be a problem.
5. The proximity of the septic systems to the Kettle River and the potential impacts on the water quality of the river.
6. It appears that the lots are small and flat with little elevation above the river level. If this is the case, then the river level will not need to rise very much to cause flooding of these lots.
7. We are unsure of the status of the access road and who will maintain it.
8. On the two sketch map pages the north boundary of Lot 1 does not appear to be consistent.
9. The map for Lot 5 did not show an area for a septic system or a well.

### **Planning and Development Comments**

This report, along with the APC minutes, will be forwarded to MOTI for consideration. A diagram submitted by the applicant showing the well location and a proposed layout of a septic system on proposed Lot 5 has been included in response to one of the APC comments.

Page 3 of 4

P:\PD\EA\_E\2358-05134.001 Carmi Creek\2019-03-MOTI Subdivision\EAS\2019-02-05\_MOTI\_EAS.docx

### **Recommendation**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as District Lot 2352, SDYD, and Block A, DL 2358, SDYD Electoral Area 'E'/West Boundary, be received.

### **Attachments**

*Site Location Map*

*Subject Property Map*

*Applicants Submission*

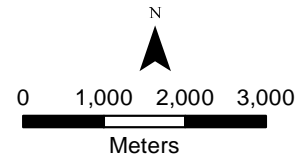


Regional District of  
Kootenay Boundary

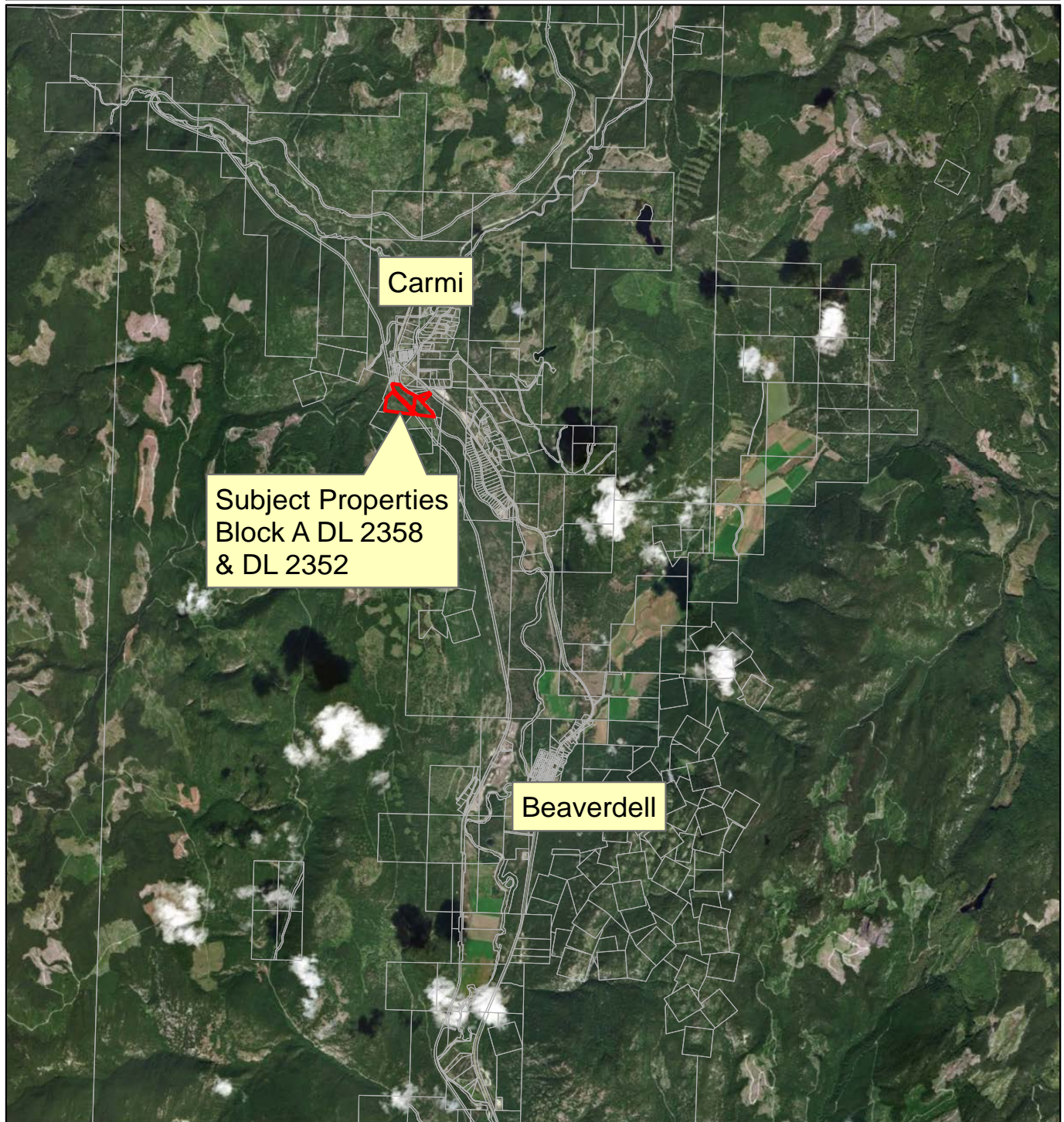
Date: 06/02/2019

## Site Location Map

Block A DL 2358 SDYD and DL 2352 SDYD



1:81,327



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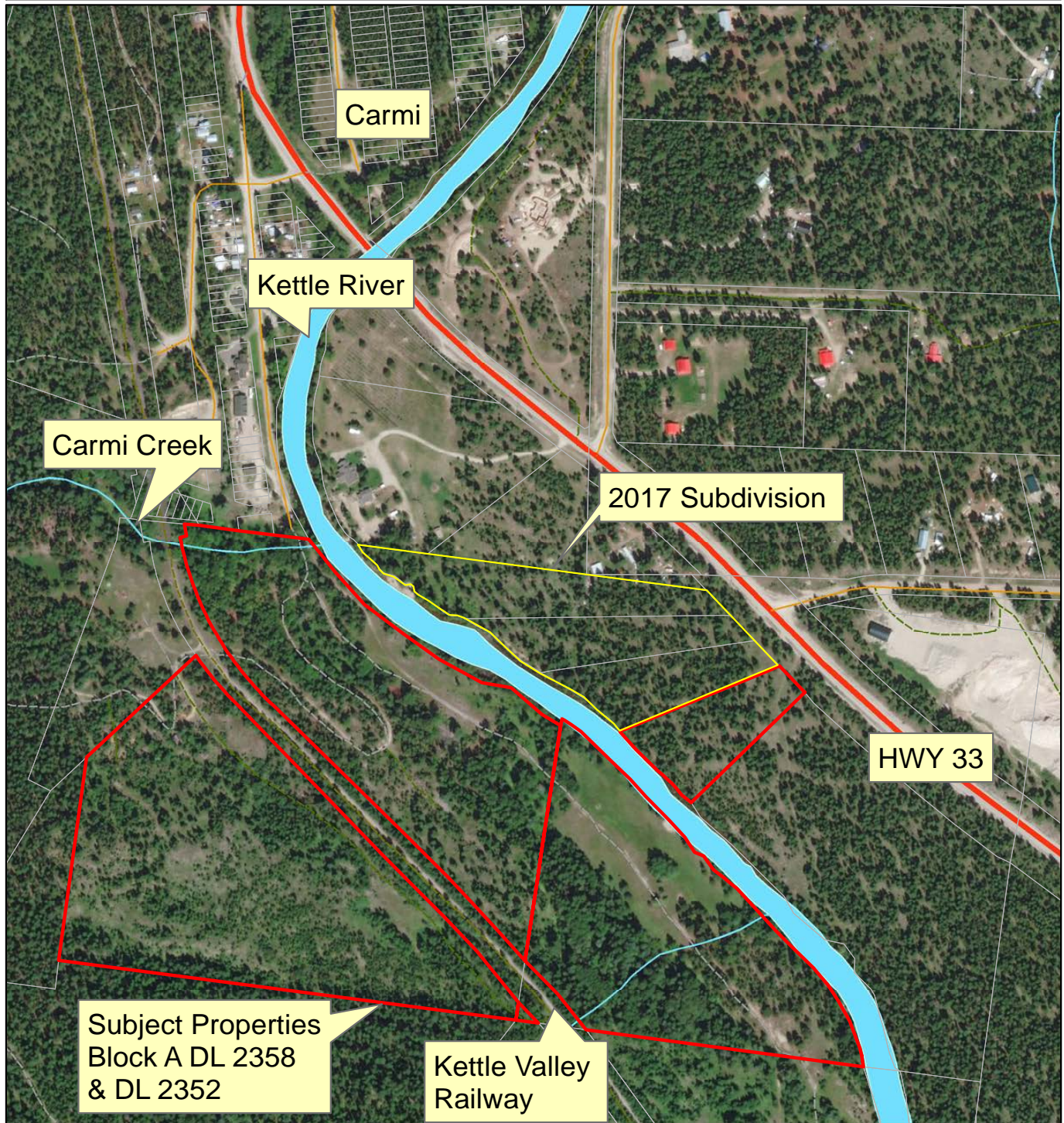
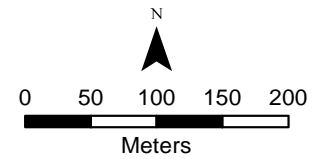


Regional District of  
Kootenay Boundary

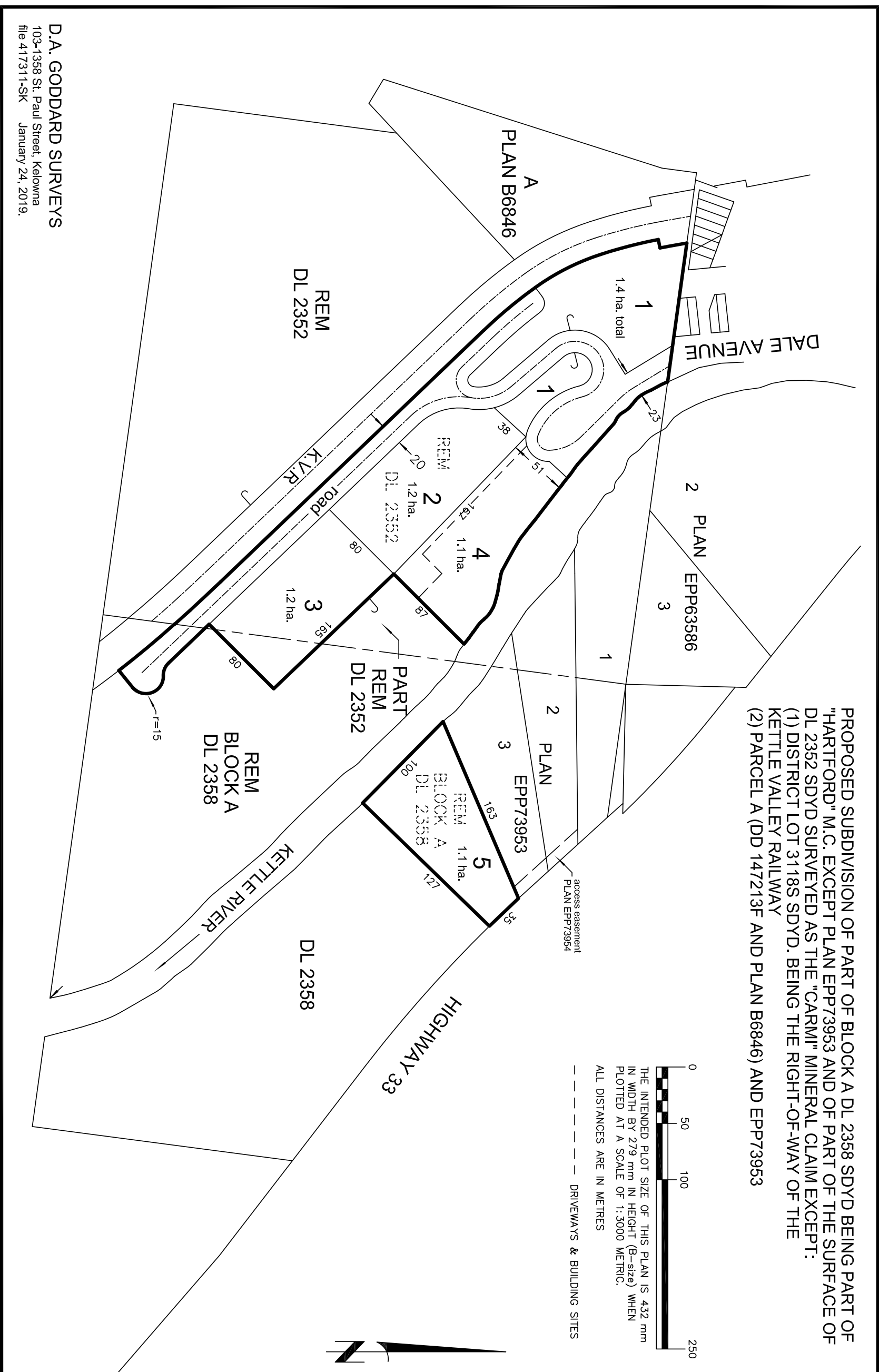
Date: 06/02/2019

## Subject Property Map

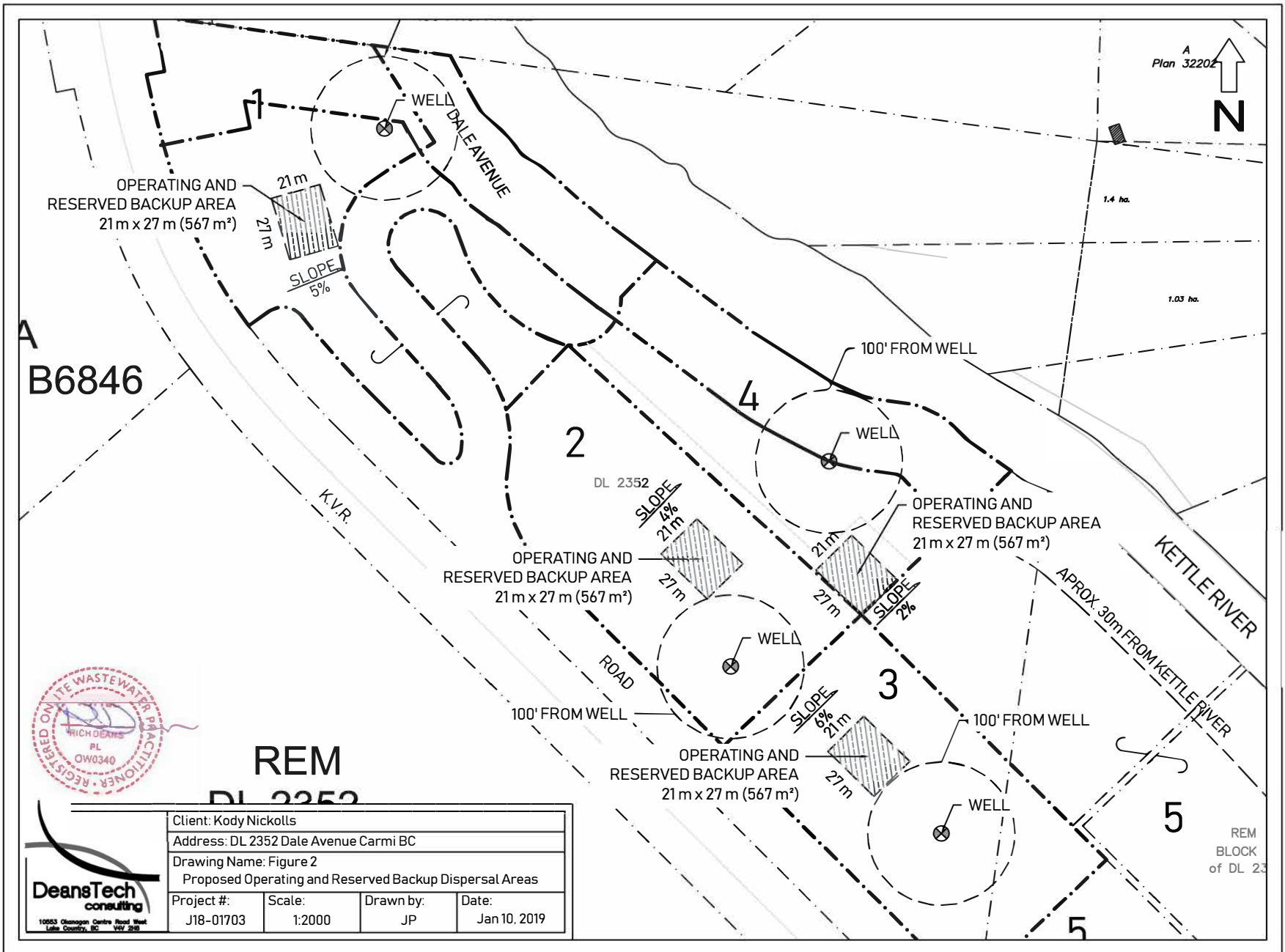
Block A DL 2358 SDYD and DL 2352 SDYD

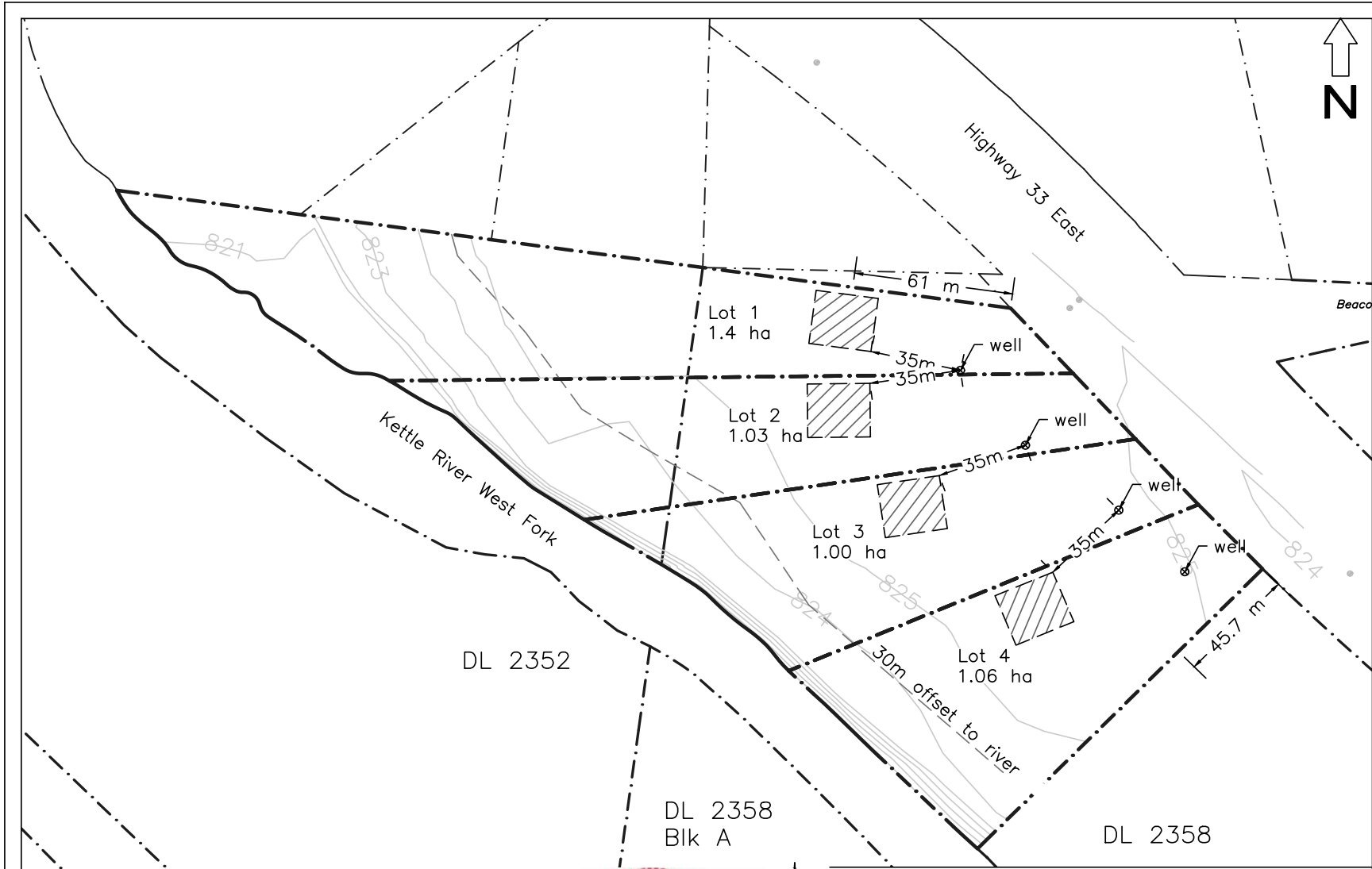



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LEGEND	
	Proposed Sewage Dispersal and backup areas 21 m x 24 m 504 m <sup>2</sup>

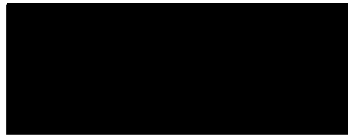


Client: Kody Nicholls			
Address: DL 2358, Carmi BC			
Drawing Name: Figure 4 Proposed Backup and Operating Area Locations			
Project #:	Scale:	Drawn by:	Date:
J17-01474	1:2000	JP	May 19, 2017



PART 2 - TERMS OF INSTRUMENT

BETWEEN:



(the "Grantor")

AND:

Regional District of Kootenay Boundary  
843 Rossland Avenue  
Trail, British Columbia  
V1R 4S8

(the "Grantee")

WHEREAS:

A. The Grantor is the registered owner in fee simple of the following lands in the Penticton Assessment Area, Province of British Columbia, more particularly known and described as:

PID 009-541-314, Lot 3, DL 3063S, SDYD, Plan 10615

(the "Lands");

B. Section 219 of the *Land Title Act* provides that there may be registered as a charge against the title to any land a covenant in favour of the Grantee that Land is to be used in a particular manner; and

C. The Grantor has had a flood hazard assessment of the Lands prepared by Deverney Engineering Services Ltd. and has applied for a site specific exemption from the Grantee's Bylaw No. 677 to allow a single family dwelling to be constructed on the Lands within the floodplain of Christina Lake.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada and other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby covenant and agree with the Grantee under Section 219 of the *Land Title Act* of the Province of British Columbia, as follows:

1. The Grantor is aware of and, on behalf of herself and her heirs, executors, administrators, successors and assigns, hereby acknowledges there is a potential flood danger to the Lands.

2. The Grantor, on behalf of herself and her heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the Grantee, as a covenant in favour of the Grantee pursuant to section 219 of the *Land Title Act*, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lands:

- (a) that all construction and development to take place on the Lands shall be in accordance with the recommendations set out in the flood hazard assessment report dated January 11, 2019, prepared by Deverney Engineering Services Ltd., that a single family dwelling be constructed no closer than 3.175 metres from the natural boundary of Christina Lake on the Lands;
- (b) the Grantor shall ensure that the existing concrete retaining wall located at the lakeward side of the Lands remain present and be maintained in a good state of repair;
- (c) in the event of the destruction or replacement of the concrete retaining wall, the Grantor shall replace the same with a structure that will provide a similar level of protection against damaging effects of high water levels and waves in Christina Lake at or below the 200 year return period;
- (d) no buildings or structures, apart from the single family dwelling and concrete retaining wall noted above or any replacement thereof, shall be constructed, reconstructed, moved, extended or located within 7.5m from the natural boundary of Christina Lake; and
- (e) no buildings or structures, apart from the retaining wall noted above or any replacement thereof, shall be constructed, reconstructed, moved, extended or located below an elevation of 448.2m above sea level.

3. The Grantor, on behalf of herself and her heirs, executors, administrators, successors and assigns, acknowledges that the Grantee does not represent to the Grantor, nor to any other person that any building, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands will not be damaged by the natural hazards to which the Lands may be subject due to their topographical and geological nature, and the Grantor, on behalf of herself and her heirs, executors, administrators, successors and assigns, with full knowledge of the potential natural hazards and in consideration of the approvals given by the Grantee, hereby:

- (a) agrees to indemnify and to save harmless the Grantee and its respective employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Grantee or any of its employees, servants or agents may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Grantor or her heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lands, or to any building, modular home, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands; and
- (b) does remise, release and forever discharge the Grantee and its employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Grantor or any of her heirs, executors,

administrators, successors and assigns may have against the Grantee and its employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Land, or to any building, modular home, improvement, chattels or other structure, including the contents of any of them, built, constructed or placed on the Lands.

4. Subject to the provisions of section 219 of the *Land Title Act*, the Grantor's covenants contained in this Agreement shall burden and run with the Lands and shall enure to the benefit of and be binding upon the Grantor, her heirs, executors, administrators, successors and assigns, and the Grantee and its assigns.

5. The Grantor agrees that the Grantee is not responsible to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the Grantee required to remedy a default of this Agreement and a failure to enforce this Agreement by the Grantee will not constitute a waiver of its rights hereunder.

6. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Grantee in relation to the Grantor, including her heirs, executors, administrators, successors and assigns, or the Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Grantee as if this Agreement had not been made.

7. The Grantor will do or cause to be done at her expense all acts reasonably necessary for the Grantee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of either of the Grantee and those specifically approved in writing by the Grantee.

8. This Agreement shall not be modified or discharged except in accordance with the provisions of section 219(9) of the *Land Title Act*.

9. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.

10. (a) The Grantor or any of her heirs, executors, administrators, successors and assigns, as the case may be, shall give written notice of this Agreement to any person to whom they propose to dispose of the Lands, which notice shall be received by that person prior to such disposition.

(b) For the purposes of this paragraph "dispose" shall have the meaning given to it under section 29 of the *Interpretation Act*, R.S.B.C. 1996, C. 238.

11. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.

12. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

13. This Agreement shall be interpreted according to the laws of the Province of British Columbia.

14. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

In witness whereof, the Grantor has executed the Form C, Part 1 of this General Instrument.

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	Jan-19	Friends of the Beaver Valley Public Library	To assist with black out blinds	\$ 1,500.00
20-19	Jan-19	Okanagan Nation Alliance	To assist with "Fish in Schools" program	\$ 1,000.00
20-19	Jan-19	Village of Fruitvale	To assist with Jingle Down Main propane heaters	\$ 1,500.00
70-19	Jan-31	BV Recreation	Seniors Dinner and Dance	\$ 1,600.00
70-19	Jan-31	Montrose Recreation Commission	BC Family Day	\$ 500.00
70-19	Jan-31	Beaver Valley Cross Country Ski Club	Sno-cat expenses	\$ 2,000.00
115-19	Feb-21	Beaver Valley Blooming Society	To assist with flowering tubs around Fruitvale	\$ 2,500.00
115-19	Feb-21	JL Crowe Secondary School	To assist with the Scholarship Program	\$ 750.00
Total				\$ 11,350.00
Balance Remaining				\$ 18,749.00

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	Jan-19	Okanagan Nation Alliance	To assist with "Fish in Schools" program	\$ 1,000.00
20-19	Jan-19	Rossland Winter Carnival	To assist with costs of production	\$ 1,000.00
70-19	Jan-31	Trail Ambassador Committee	To assist with Trail Ambassador Program	\$ 750.00
115-19	Feb-21	JL Crowe Secondary School	To assist with the Scholarship Program	\$ 750.00
115-19	Feb-21	Zone 6 BC 55+ Games	To assist with participation in the 2019 Sr. Games	\$ 750.00
Total				\$ 4,250.00
Balance Remaining				\$ 14,781.62

<b>RESOLUTION #</b>	<b>DATE</b>	<b>RECIPIENT</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
20-19	Jan-19	Okanagan Nation Alliance	To assist with "Fish in Schools" program	\$ 1,000.00
70-19	Jan-31	Christina Lake Stewardship Society	To assist with billboard	\$ 2,058.00
70-19	Jan-31	Christina Lake Stewardship Society	To assist with replacing banners	\$ 1,286.25
115-19	Feb-21	Deer ridge Water Association	To assist with the transition study	\$ 5,835.00
Total				\$ 10,179.25
Balance Remaining				\$ 61,966.40



RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	Jan-19	Okanagan Nation Alliance	To assist with "Fish in Schools" program	\$ 1,000.00
20-19	Jan-19	School District 51 Boundary	To assist with ReWild Project COMMITTED	\$ 5,000.00
<b>Total</b>				<b>\$ 6,000.00</b>
<b>Balance Remaining</b>				<b>\$ 64,257.00</b>



<p align="center"><b>Regional District of Kootenay Boundary</b>  <b>Status Report - Gas Tax Agreement</b>  <b>February 28, 2019</b></p>
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**Revenue:**

Area A	\$ 1,117,925.18
Area B	\$ 829,146.30
Area C	\$ 816,636.60
Area D	\$ 1,871,050.07
Area E	\$ 1,236,164.67

TOTAL AVAILABLE FOR PROJECTS

**\$ 5,870,922.82****Expenditures:**

Area A	\$ 689,155.48
Area B	\$ 607,907.75
Area C	\$ 491,210.17
Area D	\$ 814,766.54
Area E	\$ 857,072.58

TOTAL SPENT OR COMMITTED

**\$ 3,460,112.52****TOTAL REMAINING****\$ 2,410,810.30**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
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**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	Received		84,868.70
Allocation to Dec 31, 2016	Received		87,726.69
Allocation to Dec 31, 2017	Received		88,649.64
Allocation to Dec 31, 2018	Received		91,749.50
Allocation to Dec 31, 2019	Estimated		91,749.50

TOTAL AVAILABLE FOR PROJECTS

**\$ 1,117,925.18****Expenditures:**

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
281-13	BV Family Park - Solar Hot Water	Completed		16,684.00
451-13	Beaver Valley Arena - Lighting	Completed		69,000.00
26-14	LWMP Stage II Planning Process	Completed		805.88
17-15	Beaver Creek Park - Band Shell/Arbour	Funded		64,653.88
	Beaver Creek Park - Band Shell/Arbour	Pending or Committed		35,346.12
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Completed		20,000.00
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Funded		5,327.25
	RDKB BVPART (Electrical Upgrade BV Family Park)	Pending or Committed		4,672.75
153-17	Village of Fruitvale (Fruitvale RV Park)	Completed		70,000.00
		Pending or Committed		
77-18	Village of Fruitvale (Construction of Replica Train Static	Committed		150,000.00

TOTAL SPENT OR COMMITTED

**\$ 689,155.48**

TOTAL REMAINING

**\$ 428,769.70**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

**ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY**



	Description	Status	Allocation	
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**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.41
Allocation to Dec 31, 2014	Received	64,169.02
Allocation to Dec 31, 2015	Received	64,169.02
Allocation to Dec 31, 2016	Received	66,329.94
Allocation to Dec 31, 2017	Received	67,600.62
Allocation to Dec 31, 2018	Received	69,964.45
Allocation to Dec 31, 2019	Estimated	69,964.45

TOTAL AVAILABLE FOR PROJECTS

**\$ 829,146.30**

**Expenditures:**

Approved Projects:

8547	GID - Groundwater Protection Plan	Completed	\$ 10,000.00
11206	GID - Reducing Station (Advance)2008	Completed	16,000.00
2009	GID - Reducing Station (Balance)	Completed	14,000.00
2009	GID - Upgrades to SCADA	Completed	22,595.50
2009	Casino Recreation - Furnace	Completed	3,200.00
Phase 1	GID - Pipe Replacement/Upgrades	Completed	60,000.00
Phase 2	Looping/China Creek	Completed	18,306.25
2012	Rivervale Water SCADA Upgrade	Completed	21,570.92
2013	Rossland-Trail Country Club Pump	Completed	20,000.00
261-14	Rivervale Water & Streetlighting Utility	Completed	20,000.00
262-14	Genelle Imp. District - Water Reservoir	Completed	125,000.00
263-14	Oasis Imp. District - Water Well	Completed	34,918.00
	Castlegar Nordic Ski Club (Paulson Cross		
251-15	Country Ski Trail Upgrade)	Completed	10,000.00
252-15	Black Jack Cross Country Ski Club Society		
	(Snow Cat)	Completed	10,000.00
253-15	Rivervale Water & Streetlighting Utility (LED		
	Streetlights)	Completed	14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed	90,000.00
	Rivervale Oasis Sewer Utility - RDKB (Wemco		
190-16	Booster Pumps)	Completed	-
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed	8,632.00
	Rossland Historical Museum and Archive		
152-17	Association (Rossland Museum Upgrades)	Completed	25,000.00
	Visions for Small Schools Society (Broadband		
296-17	Installation)	Completed	13,381.80
	Birchbank Golf Club (Upgrade Irrigation		
111-18	Satellite Controller)	Completed	50,000.00
	Silver Sity Trap Club (Electrical System	Pending or	
102-19	Upgrades)	Committed	20,886.28

TOTAL SPENT OR COMMITTED

**\$ 607,907.75**

TOTAL REMAINING

**\$ 221,238.55**



Status Report - Gas Tax Agreement Electoral Area 'C' / Christina Lake			
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75
269-16	RDKB C.L. Solar Aquatic System (Plant Rack)	Completed	7,384.83
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	1,714.76
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	414.95
404-17	RDKB CL PARTS (New Washrooms @ Pickleball/Tennis Courts)	Completed	15,000.00
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.19
TOTAL SPENT OR COMMITTED			\$ 491,210.17
TOTAL REMAINING			\$ 325,426.43



Status Report - Gas Tax Agreement  
Electoral Area 'D' / Grand Forks Rural

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019



ELECTORAL AREA 'D' / RURAL GRAND FORKS

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	154,656.26
Allocation to Dec 31, 2008	Received		74,173.40
Allocation to Dec 31, 2009	Received		145,389.00
Allocation to Dec 31, 2010	Received		143,385.00
Allocation to Dec 31, 2011	Received		143,370.00
Allocation to Dec 31, 2012	Received		150,634.00
Allocation to Dec 31, 2013	Received		150,571.27
Allocation to Dec 31, 2014	Received		146,599.76
Allocation to Dec 31, 2015	Received		146,599.76
Allocation to Dec 31, 2016	Received		151,536.57
Allocation to Dec 31, 2017	Received		151,187.25
Allocation to Dec 31, 2018	Received		156,473.90
Allocation to Dec 31, 2019	Estimated		156,473.90

TOTAL AVAILABLE FOR PROJECTS

\$ 1,871,050.07

Expenditures:

Approved Projects:

8549	City of GF - Airshed Quality Study	Completed	\$	5,000.00
2010	Kettle River Water Study	Funded		25,000.00
2012-1	Kettle River Watershed Study	Funded		15,000.00
2012-2	Kettle River Watershed Study	Funded		10,000.00
2013	Kettle River Watershed Project	Funded		24,899.66
2014	Kettle River Watershed Study	Funded		41,490.99
2015	Kettle River Watershed Study	Funded		7,857.50
2016	Kettle River Watershed Study	Funded		4,237.38
2017	Kettle River Watershed Study	Funded		11,377.02
2018	Kettle River Watershed Study	Funded		1,257.14
	Kettle River Watershed Study	Pending or Committed		380.31
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
		Pending or Committed		
2010	Boundary Museum Society - Phase 1	Completed		13,000.00
2011	Boundary Museum Society - Phase 2	Completed		30,000.00
2012	Boundary Museum Society - Phase 2	Completed		8,715.00
2011	Phoenix Mnt Alpine Ski Society	Completed		63,677.00
2012	Phoenix Mnt Alpine Ski Society	Completed		1,323.00
2012	Phoenix Mnt Alpine Ski Society	Additional		12,600.00
2012	Grand Forks Curling Rink	Completed		11,481.00
27-14	Boundary Museum	Funded		77,168.50
178-15	Grand Forks Rotary Club (Spray Park)	Completed		25,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Completed		40,000.00
7-16	RDKB (Hardy Mountain Doukhorbor Village)	Completed		38,165.19
	Grand Forks Aquatic Center (LED Lights for Natatorium)	Completed		10,565.83
144-16	Natatorium)	Completed		10,565.83
180-16	Grand Forks BMX Society (Track Upgrade)	Completed		5,000.00
246-16	RDKB (Kettle River Heritage Trail)	Funded		100,000.00
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed		24,648.45
271-16	RDKB (Boundary Agricultural & Food Project)	Funded		5,430.11
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed		1,314.04

Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural			
293-16	Grand Forks Aquatic Center (Underwater LED Light Replacement)	Completed	11,508.76
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	20,512.33
467-17	RDKB (Boundary Transit Capital Funding)	Completed	5,889.00
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.13
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.87
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.19
112-18	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Funded	37,500.00
	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Pending or Committed	12,500.00
258-18	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Funded	45,000.00
	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Pending or Committed	15,000.00
298-18	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Funded	4,450.00
	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed	4,550.00
	RDKB (Boundary Transit 2018 Capital Funding)	Completed	9,965.00
TOTAL SPENT OR COMMITTED			\$ 814,766.54
TOTAL REMAINING			\$ 1,056,283.53

Status Report - Gas Tax Agreements  
Electoral Area 'E' / West Boundary

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019



ELECTORAL AREA 'E' / WEST BOUNDARY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	108,785.28
Allocation to Dec 31, 2008	Received		52,173.61
Allocation to Dec 31, 2009	Received		102,266.68
Allocation to Dec 31, 2010	Received		100,857.14
Allocation to Dec 31, 2011	Received		100,846.00
Allocation to Dec 31, 2012	Received		93,112.00
Allocation to Dec 31, 2013	Received		93,073.54
Allocation to Dec 31, 2014	Received		90,618.62
Allocation to Dec 31, 2015	Received		90,618.62
Allocation to Dec 31, 2016	Received		93,670.24
Allocation to Dec 31, 2017	Received		101,025.90
Allocation to Dec 31, 2018	Received		104,558.52
Allocation to Dec 31, 2019	Estimated		104,558.52

TOTAL AVAILABLE FOR PROJECTS	\$	1,236,164.67
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Expenditures:

Approved Projects:

283	Greenwood Solar Power Project	Completed	\$	3,990.00	
8548	Kettle Valley Golf Club	Completed		20,000.00	
8546	West Boundary Elementary School Nature Park	Completed		13,500.00	} 28,500.00
8546E	2010 WBES - Nature Park (expanded)	Completed		15,000.00	
2009/10	Kettle Wildlife Association (heat pump)	Completed		35,000.00	
2010	Rock Creek Medical Clinic (windows/doors)	Completed		18,347.56	
2010	Kettle Valley Golf Club (Pumps)	Completed		24,834.63	} 41,368.00
2011	Kettle Valley Golf Club (Pumps)	Completed		10,165.37	
2011	Kettle Valley Golf Club (Pumps)	Completed		6,368.00	
2010	Rock Creek Fairground Facility U/G	Completed		14,235.38	} 44,000.00
2011	Rock Creek Fairground Facility U/G	Completed		22,764.62	
2011	Rock Creek Fairground Facility U/G	Completed		7,000.00	
2010/11	Beaverdell Community Hall Upgrades	Completed		47,000.00	
2010	Kettle River Water Study	Funded		25,000.00	
2012-1	Kettle River Watershed Study	Funded		15,000.00	
2012-2	Kettle River Watershed Study	Funded		40,000.00	
2013	Kettle River Watershed Project	Funded		49,799.31	
2014	Kettle River Watershed Study	Funded		33,201.82	
2015	Kettle River Watershed Study	Funded		10,946.27	
2016	Kettle River Watershed Study	Funded		5,805.60	
2017	Kettle River Watershed Study	Funded		15,514.16	
2018	Kettle River Watershed Study	Funded		1,714.29	
	Kettle River Watershed Study	Pending or Committed		518.55	
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00	
145-14	Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade)	Completed		35,122.00	
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Completed		6,000.00	
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Funded		2,085.70	
	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed		695.23	
255-15	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Completed		20,866.89	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Completed		2,743.50	

Status Report - Gas Tax Agreements Electoral Area 'E' / West Boundary			
343-15	Trails to the Boundary Society (Trans-Canada Trail Between Mcculloch and Eholt)	Funded	29,574.09
81-16	Kettle Valley Golf Club (Pump House Renovation Project)	Completed	10,123.48
110-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades)	Completed	24,717.57
182-16	Rock Creek Community Medical Society (Roof and Floor Replacement RC Health Centre)	Completed	22,675.68
183-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades Addiitonal)	Completed	3,744.15
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	11,459.95
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	2,773.19
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	10,256.17
166-17	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Funded	7,178.90
	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Pending or Committed	2,392.96
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Completed	20,699.41
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.14
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.86
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.20
152-18	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Completed	7,023.06
154-18	Bridesville Community Club (Hall Addition)	Completed	70,000.00
296-18	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Funded	15,000.00
	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Pending or Committed	5,000.00
297-18	Kettle River Museum (Bunkhouse Upgrades)	Funded	15,000.00
	Kettle River Museum (Bunkhouse Upgrades)	Pending or Committed	5,000.00
467-18	King of Kings New Testament Church (H/E Commercial Dishwasher)	Completed	6,608.51
566-18	Westbridge Recreation Society (Construction of New Building)	Funded	30,637.30
	Westbridge Recreation Society (Construction of New Building)	Pending or Committed	10,212.43
47-19	Kettle Valley Golf Club (Clubhouse Window Replacement)	Pending or Committed	7,945.95
TOTAL SPENT OR COMMITTED			\$ 857,072.58
TOTAL REMAINING			\$ 379,092.09